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~~December 19, 2024~~ June 12, 2026

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF THE PASSERELLE PROPOSED PROJECT

**PDS2021-SPA-21-001, PDS2021-GPA-21-003, PDS2021-TM-5338R,
PDS2021-STP-21-013, PDS2021-ER-03-02-059C**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. As the lead agency, the County of San Diego certified a Final Environmental Impact Report (FEIR) (SCH No. 2005011092) for the Campus Park Project (referred to herein as the "Approved Project") in May 2011. The FEIR analyzed a 416-acre project that consisted of 751 residences (single-family and multi-family); 157,000 square feet (sf) of office professional space; 61,200 sf of commercial, public, and private active and passive recreational facilities; open space preserve areas; and new public roadways. The FEIR was a "subsequent" EIR, as defined in CEQA Guidelines Section 15162. Prior to May 2011, two previous certified EIRs evaluated the project site, one in 1981 and another in 1983. The 2011 FEIR incorporated and relied upon the certified 1981/1983 EIRs to the extent appropriate, reasonable, and feasible. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the proposed Passerelle Proposed Project ("Proposed Project").

1. Background on the previously certified EIR:

As the lead agency, the County of San Diego certified a Final Environmental Impact Report (FEIR) (SCH No. 2005011092) for the Campus Park Project (referred to herein as the "Approved Project") in May 2011. The FEIR analyzed a 416-acre project that consisted of 751 residences (single-family and multi-family); 157,000 square feet (sf) of office professional space; 61,200 sf of commercial, public, and private active and passive recreational facilities; open space preserve areas; and new public roadways. The FEIR for the Approved Project identified the potential occurrence of environmental impacts, and the anticipated significance of those impacts, that could occur if the Approved Project were implemented. A Statement of Overriding Considerations and Findings of Fact were adopted concurrently by the County of San Diego with certification of the FEIR pursuant to Sections 15093 and 15126(b) of the CEQA Guidelines.

The May 2011 FEIR was a "subsequent" EIR, as defined in CEQA Guidelines Section 15162. A subsequent EIR is prepared when a prior EIR has been certified as complete and adequate under CEQA by the CEQA lead agency (in this case, the County of San Diego) and there are substantial changes to the project; substantial changes in the project's circumstances; or new information that could not have been known at the time the EIR was certified. In this instance, two previous certified EIRs from 1981 and 1983 evaluated the project site. The 1981 Sycamore Springs Specific Plan EIR (EAD Log No. 79-2-197) addressed a 442-acre site adjacent to and east of Interstate 15 (I-15) and both north and south of State Route 76 (SR 76) in the Fallbrook Community Planning area. The 1981 project proposed a total of 1,160 mobile homes as well as an 18-hole golf course and 7.5 acres of commercial and professional uses. The 1983 Campus Park Specific Plan EIR (EAD Log No. 82-2-95) addressed the same geographic location but changed proposed uses to the Specific Plan site to accommodate a Hewlett-Packard research and development facility (including manufacturing uses).

In the time between the 1981/1983 EIRs being certified and the 2011 EIR, there was virtually no change at all to the state of the property parcels. However, there were changes in 1) required analyses due to changes in regulations, and/or 2) changes to surrounding conditions that would potentially affect the previously identified impacts. For these reasons, the 2011 FEIR incorporated and relied upon the certified 1981/1983 EIRs to the extent appropriate/reasonable/feasible, for accurate and complete disclosure with regard to potential impact type, impact magnitude (i.e., significance), and appropriate mitigation.

The Meadowood and Campus Park West (Pappas) projects are two approved and planned adjacent communities that were concurrently planned with the 2011 Campus Park Specific Plan EIR. The Meadowood Specific Plan area is a 389.5-acre property located northeast of the I-15 and the SR-76 and generally north of SR-76 and the San Luis Rey River. Meadowood is located directly east and adjacent to the approved Palomar Community College District Campus, Campus Park and Campus Park West projects. Meadowood consists of 844 residential units, public and private recreational facilities, 122

acres of biological open space, an elementary school site, and a wastewater treatment plant. On January 11, 2012, the Board approved a Specific Plan, General Plan Amendment, Zone Reclassification, three Site Plans, a Major Use Permit, and a Vesting Tentative Map for the Meadowood Project. The Meadowood Specific Plan area is still under construction.

The Campus Park West Specific Plan area includes approximately 117 acres of the original approximately 442-acre 1983 Campus Park Specific Plan (Hewlett Packard) area. The Campus Park West Specific Plan area includes approximately 100 acres north of SR-76 and 17 acres south of SR-76. Campus Park West is located south and adjacent to the approved Palomar Community College District Campus, Campus Park and Meadowood projects. Campus Park West Specific Plan proposes multi-family residential uses, a central mixed-use core, general commercial, limited impact industrial/business professional uses, and open space. Project elements include a Tentative Map, a GPA, a SPA, and a rezone. The Campus Park West Project was approved by the Board of Supervisors on June 18, 2014.

The 2011 FEIR for the Approved Project determined significant and unmitigable impacts for aesthetics, air quality, and transportation. The FEIR determined that the Approved Project's impacts to the following environmental issues would be less than significant with mitigation incorporated: biological resources, cultural resources, geology and soils, and noise. The following environmental issues were found to have less-than-significant impacts from implementation of the Approved Project: agriculture and forestry resources, hazards and hazardous materials, hydrology and water quality, land use planning, mineral resources, population and housing, public services, recreation, and utilities and service systems. At the time of the FEIR certification, the CEQA Guidelines did not require an environmental-specific issue analysis for energy, GHG emissions, tribal cultural resources, and wildfire.

Appendix A of the FEIR provides a table of detailed FEIR findings for the Approved Project, including environmental impacts, required mitigation, and significance after mitigation. Appendix B of the FEIR provides the complete list of mitigation measures that are required to be implemented by the Approved Project. The table in Appendix B further delineates which of these mitigation measures remain applicable to the Proposed Project and which are not applicable and why.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
 - a. Contact Sean Oberbauer, Project Manager
 - b. Phone number: (619) 323-5287
 - c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

Applicant Contact Information:

- a. Contact: Passerelle, LLC
- b. Phone number: (858) 431-9622
- c. E-mail: monty@mddhomes.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The Approved Project site is in the unincorporated portion of San Diego County in the community of Fallbrook, approximately 6 miles southeast of downtown Fallbrook and 46 miles north of downtown San Diego (Figure 1). The Approved Project site consisted of two contiguous properties totaling 416.1 acres. SR 76 (also called Pala Road) borders the southern boundary of the 416.1-acre project site; and I-15, an eight-lane regional transportation corridor, borders the property along a portion of the northwestern edge (Figures 2 and 3).

The Approved Project (also referred to as Campus Park or Horse Creek Ridge) permitted a 416.1-acre mixed-use planned community that included 751 residences (single-family and multi-family), 157,000 sf of office professional space, 61,200 sf of commercial neighborhood commercial town center, neighborhood parks, an active sports park, open space areas and trails, an equestrian/trail staging area, infrastructure to support these uses, and biological preservation. The community serving uses in Campus Park were planned to be concentrated in the Approved Project town center area, which functions as the social, commercial, and activity center for the community. Allowable uses within the town center include neighborhood-serving commercial retail shops and services, restaurants, offices, and public uses such as a post office.

In addition, substantial portions of the 1983 Specific Plan area were severed under the Approved Project, to accommodate development proposals by others (the Palomar College District and Campus Park West). A parcel north of the original Sycamore Springs/Campus Park Specific Plan boundaries was also added to the Approved Project site area.

The Approved Project resulted in the northerly expansion of the existing Campus Park Specific Plan area and included a General Plan Amendment (GPA), SPA, a Zone Reclassification, Vesting Tentative Map, and two Site Plans. County of San Diego land use designations are shown in Figure 16, existing zoning is shown in Figure 17, and Specific Plan land uses are shown in Figure 18.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

If yes, describe **ALL** differences.

Since certification of the Approved Project's FEIR in May 2011, market conditions have changed. The proposed changes to the Approved Project are referred to herein as the Proposed Project. The Proposed Project proposes a Specific Plan Amendment (SPA) to the Approved Project to designate 11.96 acres for the development of 138 multi-family residential units, designed as single-family homes on condominium lots, rather than the development of 157,000 sf of professional offices uses.

The Approved Project was planned to be developed over a four to seven-year period in a logical and orderly expansion of roadways, public utilities, and infrastructure. Construction of residential development was to be phased to provide a variety of housing product types to meet market demands. The Approved Project phasing included six units. Unit one was the improvements to the infrastructure including the roads and utilities. Unit two was the development of the multi-family sites. Unit three consisted of additional residential developments in the norther portion of the Approved Project, and a sports complex in the central portion. Unit four consists of the park site in the northern portion of the Approved Project. The fifth unit consists of the professional office sites, and the sixth and final unit consists of the commercial town center.

Since certification of the 2011 FEIR, the entire 416-acre project site has been graded as part of the construction activities and contains little to no vegetation. The first four phases of the Approved Project have been constructed as planned, and the Proposed Project is one of the few undeveloped parcels remaining. The other remaining undeveloped parcel is the commercial town center located south of the Proposed Project. The Palomar Community College District Campus located east and adjacent to the Campus Park Specific Plan area has completed construction.

The Proposed Project proposes an SPA to designate 11.96 acres (Parcels 1 and 2) within the 416-acre Approved Project site for the development of 138 multi-family residential units designed as single-family homes on condominium lots rather than the development of 157,000 sf of professional offices uses. Friesian Way bisects Parcel 1 and Parcel 2. Horse Ranch Creek Road bounds both parcels to the west. Figures 4 through 14 provide photos of the project site.

The Proposed Project would require a GPA to amend the Fallbrook Community Plan, an SPA to the Campus Specific Plan, a Revised Tentative Map, and a Site Plan. The proposed Revised Tentative Map includes Parcels 1 and 2, and an unsubdivided

Remainder Parcel. Proposed zoning for Parcels 1 and 2 under the Proposed Project is shown in Figure 17 while land uses designated under the Proposed Project are shown in Figure 19.

Parcel 1: Under the Proposed Project, Parcel 1 would be developed with 35 multi-family units designed as single-family homes on approximately 2.7 net acres, resulting in a total of 12.9 dwelling units per acre. This parcel would be constructed with an outer and inner row of units. Entrance to this parcel would be provided by a 30-foot driveway located off Messara Street. The driveway would provide access to Street “A”, which would loop the parcel and allow primary access to each unit. Street “A” would have a curb-to-curb width of 32 feet. A 26-foot-wide alley would provide additional access to four of the inner row units from Street “A”. The 32-foot-wide loop would provide one-sided parking, and 24 feet of unobstructed access for two-way vehicle travel. The 26-foot-wide alley would not provide parking, and would provide 26 feet of unobstructed vehicle access for two-way travel. Street “B” would have a curb-to-curb width of 26 feet.

Parcel 2: Parcel 2 would be developed with a total of 103 multi-family units designed as single-family homes on approximately 8.9 gross acres, resulting in a total of 11.5 dwelling units per acre. The layout of the residential units on this parcel would include a larger outer row of units with an inner row of units further provided in distinct rows. The main driveway located off Friesian Way would be 30 feet wide and would provide access to Street “A”, which would circle the entire outer row of units. Street “A” would be an approximately 32-foot-wide loop, which provides access throughout the site. Street “A” would have a curb-to-curb width of 32 feet. Streets “B” and “C” and an alley would be 26 feet wide and run parallel to one another. These streets and the alley would provide additional access to the inner row of units from Street “A”. The secondary access driveway from Horse Ranch Creek Road would provide an additional access point to Street “A” from the southwest corner of the parcel. The 32-foot-wide loop would provide one-sided parking, and 24 feet of unobstructed access for two-way vehicle travel. The 26-foot-wide Street “B”, Street “C”, and the alley would not provide parking, and would provide 26 feet of unobstructed vehicle access for two-way travel. Street “B” and Street “C” would have a curb-to-curb width of 26 feet.

Parcels 1 and 2 under the Approved Project was permitted for the development of 157,000 sf of professional offices uses. In addition to administrative and professional services, office uses would include financial and real estate services, medical offices, schools, civic uses, day care, and eating establishments. As illustrated in the 2011 FEIR Office Professional Concept Plan, a total building square footage of approximately 157,000 would be allowed in these parcels (40,000 sf in Parcel 1 and 117,000 sf in Parcel 2). Office professional uses would be zoned to not exceed 35 feet. The two office professional PAs would incorporate structures with non-reflective glass surfaces and substantial “trim” areas in other materials (e.g., stone, tile). Parking spaces would be provided at the office professional use areas, including both standard and handicap spaces.

Remainder Parcel: The Remainder Parcel is not proposed to be developed as a part of the Proposed Project even though it is within the project boundary. The land use designation remains the same as set forth in the Approved Project. A Conditional Certificate of Compliance will be required to be obtained from the County that is subject to the conditions of approval for Vesting Tentative Map 5338 (referred to herein as Certificate of Compliance with Conditions) prior to the development of the Remainder Parcel.

Parks: A total of two tot lots (310 sf and 1,314 sf) and three passive park areas would be provided as part of the Proposed Project, including one tot lot and passive park area on the northern parcel and one tot lot and two passive park areas on the southern parcel. The tot lots would include a play structure, seating, and dog and trash waste receptacles. The passive park on the northern parcel would include a lawn and seating area. The first passive park on the southern parcel would include meandering walkways, lawn, and seating areas, while the second passive park would include lawn, picnic tables, seating, and waste receptacles.

Access: Access to the Proposed Project site would be provided by Horse Ranch Creek Road and Friesian Way. Access to Parcel 1 would be provided from a single driveway located on Messara Street. Access to Parcel 2 would be provided from a driveway located on Friesian Way, and a secondary access driveway would be provided from Horse Ranch Creek Road. The Proposed Project would provide roadway improvements along a portion of Horse Ranch Creek Road, which are off-site to the Proposed Project but are within the project area that was previously analyzed in the FEIR for the Approved Project. The off-site roadway improvements would include construction of roadway improvements to Horse Ranch Creek Road starting on the north side of Friesian Way ending 800-foot from the intersection of Gold Palomino Way and Horse Ranch Creek Road, as described below and as shown on the street improvement plans for the project.

The Proposed Project would provide roadway improvements along a portion of Horse Ranch Creek Road, which is off-site to the Proposed Project but is within the project area that was previously analyzed in the FEIR for the Approved Project. The off-site roadway improvements would include construction of roadway improvements to Horse Ranch Creek Road starting on the north side of Friesian Way ending 800-foot from the intersection of Gold Palomino Way and Horse Ranch Creek Road, as shown on the street improvement plans for the project.

The 800-foot transition starting from the Gold Palomino Way intersection along the remainder parcel would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Gold Palomino Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 39 feet from centerline. Two painted median bubbles with variable widths from the face of the curb would be installed to separate traffic, as well as street striping and arrows to direct traffic.

Off-site roadway improvements on Horse Creek Ranch Road from the intersection of Gold Palomino Way north to Friesian Way would be improved to public Boulevard Road with Raised Median standards to a graded width of one hundred six feet (106) feet with seventy-eight (78) of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at thirty-nine feet (39) from the centerline. A fourteen-foot (14') wide raised median would be constructed with concrete curbs with the face of the median curb at seven feet (7") from the centerline within this section of the off-site roadway improvements.

A 330-foot transition on Horse Creek Ranch Road would be improved starting north of the intersection of Horse Creek Ranch Road and Friesian Way (Horse Creek Ranch Road becomes Pankey Road after Friesian Way). The 330-foot transition starting from the Friesian Way intersection would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Friesian Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 40 feet from centerline. Street arrows would be installed on the northbound lane of the 330-foot transition to direct traffic.

Grading and paving would occur as required to provide additional left and right turn lanes and pathways for trails along the roadway improvements as may be required. Approximately 29,500 cubic yards (cy) of cut and 29,500 cy of fill would be utilized during grading and no import or export of materials is required. The maximum cut depth is proposed at 18 feet, and a maximum fill depth is proposed at 23 feet.

Water and Sewer: Water and sewer services would be provided by the Rainbow Municipal Water District (RMWD). The Proposed Project does not propose any new off-site extensions of water, sewer, electrical, or gas lines as all services would be extended to the site through the surrounding developments.

Setbacks: The Proposed Project would provide setbacks similar to those of the existing multi-family residential and professional office land use of the Approved Project. Minimum setbacks would be 6 feet to front yards, 8 feet to rear yards, and 3 feet to garage doors and side yards (Figure 20).

Architecture: The multi-family development proposed under the Proposed Project would feature three architectural styles: Spanish, Cottage, and Craftsman. The Spanish style would feature stucco siding, rafter tails, a gable rake and gable accent, Spanish-style windows and doors, window trim, stucco and shade accents, exterior lighting, and color accents. The Cottage style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Cottage-style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior lighting, and color accents. The Craftsman style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Craftsman-style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior

lighting, and color accents. Figure 21 provides the architectural site plan for the Proposed Project.

The three-story building design of the Proposed Project would not exceed the 35-foot building height limit established from the Approved Project. The Proposed Project would be consistent with the visual character of the Approved Project and would not reduce the visual quality of the site by introducing development inconsistent with the surrounding land uses because the Proposed Project will be required to comply with the previously approved Campus Park Specific Plan Design Guidelines, Fallbrook Design Guidelines, the I-15 Design Review Board Guidelines and the I-15 Scenic Preservation Guidelines. Moreover, the Proposed Project would be subject to Special Area Regulation Designator “B” which requires Community Design Review pursuant to Section 5750 to 6799 of the County of San Diego Zoning Ordinance.

The Proposed Project would be subject to Special Area Regulation Designator “B” which requires Community Design Review pursuant to Section 5750 to 6799 of the County of San Diego Zoning Ordinance. The residential and signage components of the Proposed Project would be compatible with the previously approved Campus Park Specific Plan Design Guidelines, Fallbrook Design Guidelines, the I-15 Design Review Board Guidelines and the I-15 Scenic Preservation Guidelines.

The closest multi-family development is Chaparral Pointe located south of the Proposed Project. Chaparral Pointe is within the Campus Park Specific Plan Area and subject to the 35-ft building height limit. It is also subject to Designator B.

Floor Plans: The multi-family residential units proposed under the Proposed Project would consist of four distinct floor plans.

- Floor Plan 1 would consist of an approximately 2,250-sf residence with three bedrooms and three and a half bathrooms. The three-story residence would include a two-car garage. A total of 24 units would be constructed with this floor plan.
- Floor Plan 2 would consist of an approximately 2,350-sf residence with four bedrooms and three and a half bathrooms. This three-story residence would include a two-car garage. A total of 30 units would be constructed under this floor plan.
- Floor Plan 3 would consist of an approximately 2,450-sf residence with four bedrooms and three and a half bathrooms. This three-story residence would include a two-car garage. A total of 42 units would be constructed under this floor plan.
- Floor Plan 4 would consist of a 2,575-sf residence with four bedrooms and four bathrooms. This three-story residence would include a two-car garage. A total of 42 units would be constructed under this floor plan.

Final floor plans and final architectural design details would vary based on site-specific circumstances, so long as the overall project design intent is achieved consistent with the Approved Project's architecture and floor plan design guidelines.

Landscaping: Landscaping would be provided throughout the residences, edges of both parcels and entry driveways. Additional landscaping would also be provided at the Proposed Project entry driveways. Included within the proposed landscaping is a total of 53 tree wells, each 25 feet in diameter. These trees and associated wells would satisfy water quality and hydromodification requirements within the County's right-of-way (ROW). The tree well designs follow San Diego County Department of Public Works Green Street Standard Drawing GS-1.02. All landscaping would be consistent with the existing trees and landscaping planted that has occurred under the Approved Project. All landscaping would comply with the County's Landscape Ordinance for Water Conservation in Landscaping. The conceptual landscape plan for the Proposed Project is shown in Figures 22 through 24.

Signage: Neighborhood signage would be placed at the entrance driveway for Parcel 1 at Messara Street and at the two driveway entrances for Parcel 2 off Friesian Way and Horse Ranch Creek Road. Neighborhood signage would consist of a stone veneered wall with a battered pilaster. Signage would match the entry monuments that have been constructed as part of the Approved Project, which are approximately 4 feet high and 10 feet wide. The neighborhood name signage would be a maximum of 7 feet wide.

Fencing and Walls: The Proposed Project would include the construction of noise walls and fencing. On Parcel 1, fencing would provide backyard and side yard separation between the individual residential units. The Proposed Project would provide a 6-foot slump block wall on Parcel 1 on the eastern and northeastern boundaries of the site. Three additional 6-foot block walls would be provided within the inner area of the residences, including around the tot lot area. The southern boundary of the site would provide a 6-foot slump block and glass combination wall with battered stone pilasters. The western boundary of the site would be bound by an 8-foot noise wall, which would continue along portions of the parcel's northern and southern boundaries. Similarly, on Parcel 2, fencing would provide backyard and side yard separation between the individual residential units. A 6-foot slump block wall with slurry coat and battered stone pilasters would be provided along the western and northwestern boundaries of the site. The northern boundary of the site on both sides of the access driveway would contain a 6-foot slump block wall with 6-foot tan slump block pilasters. The eastern boundary of the site would be bound by a retaining wall. An existing tubular steel fence runs along the southern boundary of the site as part of existing sports complex development. A total of three retaining walls would be provided within the inner row of units ranging from 2 to 4 feet in height. The retaining walls provide separation between the rows of units that are not separated by Streets "A", "B", or "C". An 8-foot noise wall along the western boundary of the parcel would continue along portions of the parcel's northern and southern boundaries. The 8-foot noise walls would then transition into a 5-foot noise wall along the

southern boundary of Parcel 1, and the north and south boundary of Parcel 2. Wall and fencing details are shown in Figure 25 while noise wall locations are shown Figure 26.

Project Design Features: The Proposed Project would implement project design features through the project design to reduce the development's noise and greenhouse gas (GHG) emissions. The Proposed Project's design features include the following and would be included as part of the Proposed Project's Conditions of Approval:

- Install a 6-foot-high solid perimeter and side yard fencing.
- Provide a noise protection easement over the entire site to require the implementation of building design and construction measures to ensure that interior noise levels do not exceed community noise exposure level (CNEL).
- Install solar panels (250 sf minimum) for each unit per the California Green Code.
- Install one electric vehicle charger for each unit per the California Building Code.
- Install windows with minimum dual-pane glazing per the California Energy Code.
- Install smart thermostats for peak energy efficiency.
- Install energy efficient appliances.
- Install tankless water heaters.
- Install energy-efficient light emitting diode (LED) lighting.
- Examine residences for air leaks around caulking, insulation, and weather stripping.
- Encourage the use of warm water in two-cycle clothes waste for 500-pound reduction of carbon dioxide (CO₂) emissions.
- Plant native landscaping around residences to increase carbon neutrality.
- Encourage the use of household products with reduced toxics.
- Encourage maximum recycling.

As well, the following measures would be incorporated into the construction process to reduce air quality emissions:

- Multiple applications of water during grading between dozer/scrapper passes.
- Paving, chip sealing, or chemical stabilization of internal roadways after completion of grading.
- Use of sweepers or water trucks to remove "track-out" at any point of public street access.
- Termination of grading if winds exceed 25 mph.
- Stabilization of dirt storage piles by chemical binders, tarps, fencing, or other erosion control.

- Hydroseeding of graded residential slopes, unless lots are developed immediately after grading.
- Use of low-sulfur fuels in construction equipment.
- Where possible, the Project has incorporated use of low-VOC coatings that meet the requirements of APCD Rule 67.0.
- The Project would require 10 percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters, and/or ARB certified Tier I, II, or III equipment.

These measures constitute best management practices for dust control and construction equipment emissions. These measures are also consistent with measures that were anticipated with the implementation of the Approved Project.

6. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

NONE

I. Aesthetics

II. Agriculture and Forest Resources

III. Air Quality

IV. Biological Resources

V. Cultural Resources

VI. Energy

VII. Geology and Soils

VIII. Greenhouse Gas Emissions

IX. Hazards and Hazardous Materials

X. Hydrology and Water Quality

XI. Land Use and Planning

XII. Mineral Resources

XIII. Noise

XIV. Population and Housing

XV. Public Services

XVI. Recreation

XVII. Transportation

XVIII. Tribal Cultural Resources

XIX. Utilities and Service Systems

XX. Wildfire

XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

_____ Signature	December 19, 2024 Date
Sean Oberbauer Printed Name	Project Manager Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail the 2011 FEIR conclusions, any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that may cause one or more effects to environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW CHECKLIST UPDATE

The FEIR included mitigation measures that would reduce impacts in various issue areas to below a level of significance. Some of these mitigation measures apply to the SPA as a whole, while others are specific to various elements of Fallbrook Community Plan and Campus Specific Plan. Appendix B includes a table of all mitigation measures of the FEIR that apply to the Approved Project. The table in Appendix B further delineates which of these mitigation measures remain applicable to the Proposed Project (Parcel 1 and 2) as well as which measures are not applicable due to being already completed or not being tied to the scope of the Project.

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

FEIR CONCLUSION

The FEIR (Section 2.1) concluded that the Approved Project’s impacts to aesthetics are significant and unmitigable. Specifically, the proposed construction of the Approved Project would cause the site character to temporarily conflict with the surrounding characteristics. Additionally, the visual environment of the I-15 corridor viewshed in the Approved Project area was found to be affected by the change in composition introduced by the cumulative projects that would be incompatible with the prior visual character of the area. Further, the cumulative conversion of the viewshed from a rural area with abundant open space to a developed area with sparse open space was considered a significant impact. The FEIR determined that no mitigation measures related to aesthetics would be feasible to implement. Therefore, Approved Project impacts would remain significant and unmitigable.

PROPOSED PROJECT CONCLUSION

Consistent with the Approved Project and analysis with the FEIR, the Proposed Project would construct buildings on Parcel 1 and Parcel 2. Although the Proposed Project would develop 138 homes rather than 157,000 sf of professional offices, construction of these buildings would not

significantly change the visual character of the site when compared with the land uses proposed under the Approved Project and analyzed within the FEIR. The Remainder Parcel is not proposed to be developed as a part of the Proposed Project even though it is within the project boundary. The land use designation remains the same as set forth in the Approved Project and Specific Plan text. A Certificate of Compliance with Conditions (as defined above) for the Remainder Parcel will be obtained from the County prior to the development of the Remainder Parcel.

Parcels 1 and 2 under the Approved Project was permitted for the development of 157,000 sf of professional offices uses. In addition to administrative and professional services, office uses would include financial and real estate services, medical offices, schools, civic uses, day care, and eating establishments. Office professional uses would be zoned to not exceed 35 feet.

The Proposed Project would be located on the same site as the Approved Project, which has been graded and does not contain any significant aesthetic resources. Similar to the Approved Project, the Proposed Project would be designed and built to reflect the aesthetic character and rural theme of the surrounding developments of the Approved Project and Fallbrook Community as a whole. Figures 27 through 38 provide visual simulations of the Proposed Project upon implementation, including details related to finished elevations. The development standards and design guidelines for the Proposed Project would remain consistent with the Approved Project and would remain unchanged. Development proposed under the Proposed Project would result in the approximate same height and massing as development allowed under the Approved Project. The three-story building design of the Proposed Project would not exceed the 35-foot building height limit established from the Approved Project. The Proposed Project would be consistent with the visual character of the Approved Project and would not reduce the visual quality of the site by introducing development inconsistent with the surrounding land uses.

The Proposed Project would be subject to Special Area Regulation Designator "B" which requires Community Design Review pursuant to Section 5750 to 6799 of the County of San Diego Zoning Ordinance. The residential and signage components of the Proposed Project would be compatible with the previously approved Campus Park Specific Plan Design Guidelines, Fallbrook Design Guidelines, the I-15 Design Review Board Guidelines and the I-15 Scenic Preservation Guidelines.

Specific building architectural styles for the Proposed Project would be complementary to the existing Approved Project theme established in the common use and residential areas. The multi-family development would feature three architectural styles: Spanish, Cottage, and Craftsman. The Spanish style would feature stucco siding, rafter tails, a gable rake and gable accent, Spanish-style windows and doors, window trim, stucco and shade accents, exterior lighting, and color accents. The Cottage style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Cottage-style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior lighting, and color accents. The Craftsman style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Craftsman-style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior lighting, and color accents. These styles are considered visually attractive, have compatible

architectural character and design elements as one another and the existing community developed under the Approved Project, and can be easily integrated into the individual style and scale of the existing neighborhood. The visual simulations include views of the proposed third story. These third-story bonus rooms are not designed in the same roof position for each home. They have varying locations, which creates massing differences and articulated undulation. The proposed multi-family development designed as single-family residences would have a maximum building height regulation of 35 feet. The existing single-family and multi-family homes constructed under the Approved Project also have a maximum building height of 35 feet.

The Proposed Project development would not significantly obstruct surrounding views and would preserve the same building heights as the Approved Project single-family and multi-family developments. Under the Proposed Project, surrounding views of the hillsides facing east would be preserved and views of hillsides west of the freeway from the east would also be preserved. The proposed architectural design under the Proposed Project would be compatible with the surrounding developments while diversifying housing opportunities in an existing master planned community that have access to the same high-quality community facilities and resources. The 8-foot and 5-foot noise walls would be adequately screened by existing and new landscaping and trees. The landscape design for the Proposed Project would also be consistent with the design goals of the Approved Project. All outdoor lighting for the Proposed Project would conform to the County of San Diego Lighting Code and Lighting Requirements within the Performance Standards of the Zoning Ordinance.

When compared with the Approved Project, the Proposed Project would not result in any new impacts or increase the severity of any impacts related to aesthetic resources. The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to aesthetic resources that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to aesthetics. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis would not result in different conclusions related to aesthetic resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 4.1.4 that the Approved Project’s direct, indirect, and cumulative impacts to agricultural resources were less than significant in relation to the loss or conversion of agricultural resources, designations, or applicable statutes and policies from implementation of the Approved Project. Based on this conclusion, no mitigation measures were required or recommended for the Approved Project.

PROPOSED PROJECT CONCLUSION

The Proposed Project site has been previously graded under grading permit number PDS2012-2700-15682 as part of the Approved Project. The title of the plan is called Horse Creek Ridge Phase 2. As a result, the Proposed Project site does not contain any agricultural resources such as farmlands of significance, active grazing lands, or forestry resources. As determined in the FEIR, the Proposed Project site does not contain any lands that are under Williamson Act Contract or designated as an agricultural preserve. The Proposed Project site is immediately surrounded by a mixed-use land development and would not result in the conversion of any prime farmland, unique farmland, or farmland of statewide importance to a non-agriculture use. By building within an area already designated for development under the Approved Project, the Proposed Project would not impact agricultural resources within the region.

The FEIR for the Approved Project identified that there would be no significant impacts to agricultural resource or forestry resources. The Proposed Project’s proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to agricultural resources and forestry lands that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR’s findings with respect to agricultural and forestry impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to agricultural and forestry resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively

considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 2.3 that the Approved Project’s impacts to air quality and GHG emissions are significant and unmitigable. Based on the estimates of emissions associated with Approved Project operations, volatile organic compound emissions were found to exceed the significance criteria established for Year 2015. Nitrogen oxide (NO_x), fine particulate matter (particulate matter 2.5 microns in diameter or smaller [PM_{2.5}]), and respirable particulate matter (particulate matter 10 microns in diameter or smaller [PM₁₀]) criteria pollutants emissions during construction of the Approved Project were also determined in the FEIR to constitute a temporary but significant impact on the ambient air quality. The FEIR also determined that Approved Project construction would result in a cumulatively considerable net increase in NO_x, PM_{2.5}, and PM₁₀ and would therefore result in a significant cumulative impact related to air quality. The Approved Project included project design features that constituted best management practices for dust control and construction equipment emissions. The FEIR determined that no mitigation measures related to air quality, beyond the design features that have been included in the Proposed Project, would be feasible to implement. Therefore, Approved Project impacts would remain significant and unmitigable.

PROPOSED PROJECT CONCLUSION

An Air Quality Assessment was performed for the Proposed Project, to determine if any new significant impacts would occur or if any substantial increases in the severity of impacts previously identified in the FEIR would occur. The Proposed Project’s Air Quality Assessment is included as Appendix C and the following discussion provides a summary of these results. Similar to the Approved Project, the Proposed Project would implement the design features related to air quality during construction. These measures, which are best management practices for dust control and construction equipment emissions, are presented in Section 5.

Construction Emissions: The Proposed Project site has been previously mass graded as part of the Approved Project, and construction air quality emissions for the Proposed Project would be primarily due to utility trenching, paving, facility construction, and painting. To determine whether construction emissions associated with the Proposed Project would be significant, emissions were analyzed using the latest CalEEMod 2020.4.0 air quality model, which was developed by BREEZE Software for South Coast Air Quality Management District (SCAQMD) in 2021. Table 1 identifies the expected construction emissions for the Proposed Project, which shows the Proposed Project would not generate any significant direct air quality impacts. The Proposed Project is consistent with air quality findings of the FEIR, which determined unmitigable unavoidable short-term significant air quality impacts. The Proposed Project would

not exceed any significance thresholds directly and therefore would not require additional mitigation measures.

Table 1. Proposed Project Expected Construction Emissions Summary

Year	Emissions (pounds per day)									
	ROG	NO _x	CO	SO ₂	PM ₁₀ (dust)	PM ₁₀ (exhaus t)	PM ₁₀ (total)	PM _{2.5} (dust)	PM _{2.5} (exhaus t)	PM _{2.5} (total)
2023	2.32	16.92	23.85	0.06	2.81	0.73	3.53	0.75	0.68	1.43
2024	30.03	17.22	26.37	0.06	3.31	0.70	4.01	0.88	0.66	1.55
Significance Threshold	75	250	550	250	-	-	100	-	-	55
Impact?	No	No	No	No	-	-	No	-	-	No

Source: Air Quality Assessment (Appendix C)

Operational Emissions: Operational air quality emission sources associated with the Proposed Project would include area sources such as landscaping, consumer products and architectural coatings during maintenance, energy sources from natural gas, mobile sources from vehicular traffic to include trucks and passenger vehicles, solid waste from trash generation, and water uses. Operational emissions associated with the Proposed Project were calculated utilizing CalEEMod; the results are summarized in Tables 2 and 3.

When compared to the Approved Project, the Proposed Project is expected to reduce average daily trips (ADT) by approximately 48% due to the proposed change from office to residential. The FEIR determined that buildout of the Approved Project would generate significant unmitigable air quality impacts that are tied to vehicular traffic. Since the Proposed Project would reduce daily ADT, the project would not exceed with Approved Project operational impacts air quality identified in the FEIR and would instead likely directly reduce operational impacts. The Proposed Project’s reduction in ADT would also reduce long term air quality emissions currently accounted for by the County within the Regional Air Quality Strategy and would therefore not conflict with the Regional Air Quality Strategy or the determinations identified in the FEIR related to operational air quality impacts. Based upon the results of the Air Quality Assessment (Appendix C), the Proposed Project would not directly exceed any significance thresholds and would not be required to implement any additional mitigation measures to comply with CEQA beyond those identified in the FEIR.

It should be further noted that the California Air Pollution Control Officers Association (CAPCOA) has published advisory recommendations to avoid siting new sensitive receptors within 500 feet of freeways, urban roads with 100,000 vehicles per day, or rural roads within 50,000 vehicles per day (CAPOA July 2009, Health Risk Assessment for Proposed Land Use Projects). The proposed project is sited more than 1,000 feet from a freeway, so no analysis was required for the Proposed Project.

Table 2. Proposed Project Expected Summer Daily Operational Pollutant Generation

Source	Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	4.14	2.42	12.41	0.02	0.25	0.25
Energy	0.03	0.25	0.11	0.00	0.02	0.02
Mobile	5.72	6.15	55.71	0.13	14.12	3.82
Total (Unmitigated)	9.88	8.82	68.22	0.15	14.39	4.09
County SLTs	75	250	550	250	100	55
Significant?	No	No	No	No	No	No

Source: Air Quality Assessment (Appendix C)

Table 3. Proposed Project Expected Winter Daily Operational Pollutant Generation

Source	Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	4.14	2.42	12.41	0.02	0.25	0.25
Energy	0.03	0.25	0.11	0.00	0.02	0.02
Mobile	5.62	6.65	56.59	0.12	14.12	3.83
Total (Unmitigated)	9.79	9.33	69.10	0.14	14.39	4.09
County SLTs	75	250	550	250	100	55
Significant?	No	No	No	No	No	No

Source: Air Quality Assessment (Appendix C)

Odor: Potential on-site odor generators from the Proposed Project would include short-term construction odors from activities such as paving and painting as well as construction equipment exhaust. Odors created during short-term construction activities would most likely be from the bitumen and solvents from the placement of hot asphalt and architectural coating. Consistent with the determinations in the FEIR, paving activities would cause less-than-significant impacts. The Proposed Project is residential in nature, which would not generate operational odors. Therefore, the Proposed Project is consistent with the determinations in the FEIR and would result in a less-than-significant odor impact.

The FEIR for the Approved Project identified that there would be significant and unmitigable impacts to air quality and would instead likely directly reduce operational impacts. The results of the Air Quality Assessment for the Proposed Project identify no new construction, operational, or odor impacts due to development of multi-family residential units rather than professional offices. Therefore, the Proposed Project’s proposal to develop multi-family residential units

rather than professional offices has no change to the on-site or off-site impacts related to air quality that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR’s findings with respect to air quality impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to air quality resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 3.3 that the Approved Project’s impacts to biological resources are less than significant with mitigation. The FEIR determined that mitigation measures M-BI-1 through M-BI-12 are required to be implemented by the Approved Project in order to reduce biological resources impacts to a level below significant (see Appendix B). The FEIR found that the Approved Project would result in significant direct impacts to southern riparian forest, southern willow scrub, freshwater marsh, coast live oak woodland, coastal sage scrub, non-native grassland, pasture, wetlands, wetland buffers, non-wetland waters of the U.S., Parry’s tetracoccus (*Tetracoccus dioicus*), coastal California gnatcatcher (*Polioptila californica californica*), yellow warbler (*Dendroica petechia*), yellow-breasted chat (*Icteria virens*), raptors, nesting birds, and invasive and nuisance species. The Approved Project was found to have no significant cumulative impacts related to biological resources.

PROPOSED PROJECT CONCLUSION

The entire Proposed Project site has been mass graded, and no vegetation is present on-site. Therefore, there are no sensitive habitats, sensitive biological resources, wetlands, waters, or wildlife corridors remaining on the Proposed Project site. As part of the mass-grading for the Approved Project, the mitigation requirements identified in the FEIR (Appendix B) for biological

resources were implemented. Because the Proposed Project site contains no biological resources on-site and has previously been mass graded under grading permit number PDS2012-2700-15682 with all mitigation requirements met under the Approved Project, no additional biological resources impacts related to implementing the Proposed Project would occur.

Most of the previously implemented mitigation measures would no longer apply given the site has been mass graded. However, development of Parcel 1 would require consideration for habitat conditions that are to the north and west of the parcel. Diegan coastal sage scrub is present to the north and west of Parcel 1. When construction occurs on Parcel 1, the measures identified in Mitigation Measure BIO-1 (FEIR Mitigation Measure M-BI-8) shall apply to avoid indirect impacts to the species that could be present within the Diegan coastal sage scrub. These species include the coastal California gnatcatcher, southern California rufous-crowned sparrow, least bell's vireo, and other bird species noted in Mitigation Measure BIO-1.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts or development footprint of the Approved Project related to biological resources that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to biological resources impacts. The proposed roadway improvements are also within the project area previously considered in the FEIR; therefore, the roadway improvements proposed as part of the Proposed Project would not result in changes to the findings of the FEIR. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to biological resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 3.4 that the Approved Project's impacts to cultural resources are less than significant with mitigation. The FEIR found that the Approved Project's on-site brushing

and initial grading activities associated with on-site and off-site construction could result in the discovery of previously unrecorded, potentially significant, archaeological resources and would represent significant impacts. Off-site brushing and initial grading activities occurring within 100 feet of site CA-SDI-682/Monserate adobe associated with construction of off-site improvements would also result in a significant impact. The FEIR also determined that a significant impact would occur if human remains were unearthed during grading activities. The FEIR determined that direct impacts to buried, previously unrecorded cultural resources would be mitigated through the implementation of a grading monitoring program for both on-site and off-site improvements and temporary fencing for site CA-SDI-682/Monserate adobe. Implementation of these mitigation measures were found to reduce the potentially significant impacts to less-than-significant levels.

PROPOSED PROJECT CONCLUSION

The Proposed Project site has been mass graded during the construction phase of the surrounding Approved Project development, and therefore, previous site disturbances have occurred. The proposed roadway improvements are also within the project area previously considered in the FEIR; therefore, the roadway improvements proposed as part of the Proposed Project would not result in changes to the findings of the FEIR. Development of the Proposed Project would not result in any ground-disturbing activities beyond those that were identified in the FEIR for the Approved Project. The only additional grading activities would be finish grading. Consistent with the requirements of the Approved Project, any additional grading activities would be required to comply with cultural resources mitigation measures identified in the FEIR as required to mitigate any potential impacts to undiscovered cultural resources (Table 9 and Appendix B). Specifically, a grading monitoring program would be required, as specified in Mitigation Measure CR-1. This measure includes provisions requiring a Luiseño Native American monitor be involved in the implementing substantial aspects of the monitoring program, documentation and data recovery, curation, and reporting. In addition, Mitigation Measures PALEO-1 through PALEO-3 would be required to address the potential for paleontological resources during finish grading. Consistent with the findings of the FEIR, implementation of these mitigation measures would reduce any potentially significant impacts to cultural resources from the Proposed Project to less-than-significant levels, because they would ensure that relevant information contained in the archaeological record, which is important in understanding prehistory and history, is preserved.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to cultural resources that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to cultural resources impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to cultural resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed

modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

FEIR CONCLUSION

In December 2018, the California Natural Resources Agency adopted a comprehensive update to the State’s CEQA Guidelines that incorporates a new category, energy impacts, into the Initial Study Checklist. As energy was not a topic for analysis at the time the FEIR was prepared, no associated analysis was performed.

PROPOSED PROJECT CONCLUSION

The Proposed Project would incorporate project design features that would reduce energy consumption and prevent the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. These include:

- Install solar panels (250 sf minimum) for each unit per the California Green Code
- Install one electric vehicle charger for each unit per the California Building Code
- Install windows with minimum dual-pane glazing per the California Energy Code
- Install smart thermostats for peak energy efficiency
- Install energy efficient appliances
- Install tankless water heaters
- Install energy efficient light emitting diode (LED) lighting
- Examine residences for air leaks around caulking, insulation, and weather stripping
- Encourage the use of warm water in two-cycle clothes waste for 500-pound reduction of CO₂ emissions
- Buildings will achieve energy performance equivalent to 15% better than current Title 24 standards.

- Residents will be offered a choice of energy-efficient appliances (including washer/dryers, refrigerators) and appliances installed by builders will be Energy Star (including dishwashers).

The Proposed Project would construct multi-family residences with energy- and water-efficient fixtures and appliances in accordance with the Title 24 Building Efficiency Standards. Additionally, the project would incorporate renewable energy and would provide 250 sf of rooftop solar on each residential unit. Therefore, the project has been designed to conserve energy and utilize sustainable development practices and would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

The FEIR did not include a separate analysis of energy resources as this was not part of CEQA Appendix G at the time of project approval. However, there is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 3.2 that the Approved Project's impacts to geology and paleontology are less than significant with mitigation. The FEIR found that the Approved Project may have significant landslide, liquefaction, or settlement hazards identified during preparation of grading plans or subsequent detailed geotechnical investigation. The FEIR also determined that project grading, including shallow excavations and minor grading activities, would have the potential to significantly impact paleontological resources preserved within terrace deposits. No significant cumulative impacts to geology or paleontological resources were determined to result from implementation of the Approved Project. The FEIR also determined that mitigation measures GE-1 through GE-3 and P-1 are required to be implemented by the Approved Project in order to reduce geology and paleontology resources impacts to a level below significant.

PROPOSED PROJECT CONCLUSION:

The Proposed Project site is not located in the Alquist-Priolo Zone or County Special Study Zone for geologic hazards. The Proposed Project site has been previously mass graded as part of the Approved Project and would require only utility trenching, paving, building construction, and painting. Development of the Proposed Project would not result in any substantial ground-disturbing activities beyond those that were identified in the FEIR for the Approved Project. As part of the Approved Project, a detailed geotechnical analysis (including efforts such as additional field investigation, borings, sampling, and laboratory testing) was required to be conducted prior to mass grading of the site, with this analysis including a review of the grading plans and assessment of associated potential impacts from landslides, liquefaction, and settlement/collapse. Consistent with the findings in the FEIR, the Proposed Project would be required to implement the measures identified in Table 9 (Mitigation Measures GEO-1 through GEO-7), where applicable, and would be required to comply with all the requirements within the site-specific geotechnical investigation.

The Proposed Project’s proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to geology or paleontological resources that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR’s findings with respect to geology or paleontological resources impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to geology or paleontological resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

FEIR CONCLUSION:

At the time of the certification of the FEIR, the contribution of GHG emissions to climate change was a prominent issue of concern. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of GHG emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and

analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997. Therefore, the issue of GHG emissions and climate change impacts is not new information that was not known or could not have been known at the time of the certification of the FEIR. (Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301. The issuance of new GHG threshold guidelines did not constitute new information because the underlying information related to GHG emissions was otherwise known or should have been known since the 1990s.) Therefore, no new GHG analysis is required for the Proposed Project that is relying on the Approved Project's FEIR.

Subsequent CEQA case law similarly supports the conclusion that GHG emissions need not be analyzed in a supplemental environmental analysis. In Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal.App.4th 788) the Court of Appeal emphasized that once an EIR has been prepared, the "statutory presumption flips in favor of the developer and against further review." Accordingly, the court rejected the requirement that GHG emissions be evaluated for a subsequent project even where the original EIR (in that case, prepared in 1997) failed to analyze GHG emissions at all because, under prong (c) of CEQA Section 21166, information about greenhouse gas emissions was known to the Federal Government since the 1970's. (id at 805)

Although GHG impacts and climate change is not "new information" under PRC Section 21166, the following analysis for the proposed Project is provided for informational purposes.

Under the FEIR, GHG emissions were analyzed under the category of air quality. GHG emission impacts related to daily operation of the Approved Project were evaluated in the FEIR, although estimates of GHG emissions were not calculated for construction. Design features were included in the Approved Project, including providing for the following:

- Pedestrian/bicycle safety and traffic calming measures,
- Preferential parking space locations for electric and compressed natural gas vehicles,
- An orientation toward an existing transit, bicycle, and pedestrian corridor,
- High-density residential development,
- Drought-resistant and native trees,
- Energy efficient appliances, and
- Energy-reducing heating, cooling and day lighting systems.

The FEIR determined the Approved Project would generate GHG emissions associated with natural gas, purchased electricity, energy embodied in water, and transportation. However, GHG emissions were identified as less than significant on both a direct and cumulative level and no mitigation measures related to GHG emissions were required.

PROPOSED PROJECT CONCLUSION:

To determine if the Proposed Project would result in any new significant impacts or substantially increase the severity of impacts previously identified in the FEIR and related to GHG emissions,

a Global Climate Change Assessment was completed to compare the Approved Project’s GHG emissions to the Proposed Project GHG emissions. The results of the Climate Change Assessment shows that the Proposed Project would reduce GHG emissions when compared with the Buildout of the General Plan Scenario, which includes buildout of the Approved Project. This assessment is included in Appendix D, and the following discussion provides a summary of the results of this assessment.

As presented in the Climate Change Assessment, the Proposed Project would include design features that are strategies to reduce GHG emissions, as summarized in Table 4.

Table 4. GHG Reduction Strategies and Passerelle Project Design Features

Strategy to Reduce GHG Emission	Proposed Passerelle Project Design Features
Mixed-Use Design/Alternative Transportation	The Proposed Project includes residential, retail, and office uses that encourage reduction in vehicle miles traveled and the use of alternative transportation to access the retail and office centers through pedestrian and bicycle access.
Achieve 50% Statewide Diversion Goal	The Proposed Project will provide residents with separate recycling and waste receptacles to support the 50% state-wide solid waste diversion goal (AB 939). The Proposed Project will require separation and recycling of construction waste.
Forestry	The landscaping palette includes drought-tolerant trees. These plantings will contribute to on-site carbon storage, provide shade, and reduce heating from impervious surfaces (CARB Early Action Measure/Energy Efficiency 2-9).
Afforestation/Reforestation	The compact land-use patterns proposed by the Project will reduce habitat fragmentation and contribute to the preservation of natural habitats, including forests and woodlands.
Reclaimed Water	Reclaimed water, if available, will be used to the extent possible.
Water Use Efficiency	The Proposed Project strives for a 50% reduction in residential water use through features such as low-flow appliances (incl. toilets, shower heads, washing machines), a drought-tolerant landscape palette, weather-based irrigation controllers, and other water conservation measures.
Building Energy Efficiency	The proposed buildings will achieve energy performance equivalent to 15% better than current Title 24 standards.
Appliance Energy Efficiency	Residents at Passerelle will be offered a choice of energy efficient appliances (including washer/dryers, refrigerators) and appliances installed by builders will be Energy Star (including dishwashers).
Smart Growth Land Use Patterns	Smart growth land use patterns that reduce the amount of land being developed with reduce greenhouse gas emissions.
Education	Educational materials will be provided for residents discussing strategies for reducing GHG emissions associated with the operation of their buildings (CARB Early Action Measure/Education 2-7).

In addition, the Proposed Project is anticipated to be required to include additional measures designed to reduce GHG emissions through regulations (e.g., Electric Vehicle charging stations, solar panels consistent with Title 24, low flow water fixtures, planting of trees) applicable to the Proposed Project at the time of building permit issuance. The Proposed Project would also be

required to implement all building code requirements applicable to the Proposed Project at the time of building permit issuance which would include additional GHG reduction requirements.

Construction: The Proposed Project site has been mass graded, and the remaining construction tasks related to GHG emissions would include utility trenching, paving, building construction and painting. These remaining tasks would exist for both the Approved Project and the Proposed Project. Remaining construction GHG emissions associated with the Proposed Project were analyzed using the latest CalEEMod 2020.4.0 air quality model, which was developed by BREEZE Software for SCAQMD in 2021. Consistent with the South Coast Air Quality Management District (SCAQMD) *Interim CEQA GHG Significant Threshold for Stationary Sources, Rules and Plans* recommendations for construction GHG emissions, the total construction emissions over the life of the Proposed Project, which is assumed to be 30 years, were averaged in order to evaluate compliance between total project emissions and the General Plan. Table 5 provides the estimated GHG emissions during construction under the Proposed Project. As shown in this table, construction of the Proposed Project would produce approximately 834.75 metric tons (MT) CO₂e from construction activities and add approximately 27.82 MT CO₂e per year from construction.

Table 5. Proposed Project Construction GHG Emissions Summary (CO₂e)

Year	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2023	0.00	610.81	610.81	0.08	0.02	619.00
2024	0.00	213.05	213.05	0.02	0.01	215.75
Project Total (MT CO₂e)						834.75
Annualized Emission Increase over 30 years (MT CO₂e per year)						27.82

Source: Global Climate Change Assessment (Appendix D)

The Greenhouse Gas Assessment also analyzed the Buildout of the General Plan Scenario to determine if the Proposed Project would increase GHG emissions when compared with the Approved Project analyzed in the FEIR. Table 6 provides an overview of the estimated construction emissions associated with the Approved Project under the Buildout of the General Plan Scenario. As shown in this table, the 30-year amortized emissions, which would be added to the General Plan operations, would be approximately 26.78 MT CO₂e per year from construction of the Approved Project.

Table 6. Approved Project General Plan Construction GHG Emissions Summary (CO₂e)

Year	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2023	0.00	588.56	588.56	0.08	0.02	597.54
2024	0.00	203.07	203.07	0.02	0.01	206.00
Project Total (MT CO₂e)						803.54
Annualized Emission Increase over 30 years (MT CO₂e per year)						26.78

Source: Global Climate Change Assessment (Appendix D)

A comparison of Tables 5 and 6 indicate an incremental annual increase (1.04 MT CO₂e per year) in construction GHG emissions for the Proposed Project over that of the Approved Project for the 30-year amortized life of the project.

Operation: Operational GHG sources for the Proposed Project would include area sources such as landscaping and hearth operations, energy sources from natural gas and electrical usage, mobile sources from vehicular traffic including trucks and passenger vehicles, solid waste from trash generation, and water uses. The results of the Greenhouse Gas Emissions Assessment for the Proposed Project related to operational activities are summarized in Table 7. As shown in this table, operational emissions for the Proposed Project would generate 2,548.19 MT CO₂e annually.

Table 7. Proposed Project Operational GHG Emissions Summary

Source	Emissions (MT/year)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Area	0.00	110.38	110.38	0.00	0.00	111.07
Energy	0.00	172.75	172.75	0.01	0.00	173.50
Mobile	0.00	2,126.08	2,126.08	0.14	0.09	2,156.30
Waste	12.89	0.00	12.89	0.76	0.00	31.92
Water	2.85	35.21	38.07	0.30	0.01	47.58
Construction Emissions						27.82
Combined Project Total GHG Emissions						2,548.19

Source: Global Climate Change Assessment (Appendix D)

The results of the GHG Assessment for the Approved Project related to operational activities under the Buildout of the General Plan Scenario are summarized in Table 8. As shown in this table, the buildout project operations, including amortized buildout construction emissions, would generate 3,233.05 MT CO₂e annually. Comparatively, the operational GHG emissions are reduced for the Proposed Project from that of the Approved Project (a difference of 684.86 MT CO₂e annually). This reduction is largely due to the reduction in energy and mobile GHG

emissions under the Proposed Project as compared to those of the Approved Project. Additional analysis regarding transportation and traffic impacts is addressed in Section XVII. *Transportation* of this Addendum.

Table 8. Approved Project General Plan Operational GHG Emissions Summary

Source	Emissions (MT/year)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO _{2e}
Area	0.00	0.01	0.01	0.00	0.00	0.01
Energy	0.00	581.58	581.58	0.03	0.01	584.06
Mobile	0.00	2,366.58	2,366.58	0.17	0.11	2,402.18
Waste	29.64	0.00	29.64	1.75	0.00	73.43
Water	8.85	108.22	117.08	0.92	0.02	146.59
Construction Emissions						26.78
Project Total GHG Emissions						3,233.05

Source: Global Climate Change Assessment (Appendix D)

Consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions: The project design features with respect the GHG reductions were previously identified in this analysis (see Table 4). As previously described, the Proposed Project would change the office land use to residential. As shown by the GHG analysis, the Proposed Project would generate fewer GHG emissions than the Approved Project. In addition, the Proposed Project includes additional features designed to reduce GHG emissions, as described in Section 5 (e.g., Electric Vehicle charging stations, solar panels consistent with Title 24, low flow water fixtures, planting of trees). The Proposed Project would also be required to implement all building code requirements which will include additional GHG reduction requirements. Since the Proposed Project was found to reduce GHG emissions relative to the approved office professional use, and since the project would implement design features and measures required through existing regulations, the project would not conflict with any County plans, policies or regulations for the purposes of reducing GHGs.

Conclusion: Based on the results of the Greenhouse Gas Assessment (Appendix D), the Buildout of the General Plan Scenario for the Approved Project would generate 3,233.05 MT CO_{2e} annually and the Proposed Project would generate 2,548.19 MT CO_{2e} annually. Therefore, the Proposed Project is expected to result in 684.86 MT CO_{2e} fewer emissions annually than would be produced under the Approved Project. Since the Proposed Project would generate fewer emissions than the Approved Project, impacts related to GHG emissions would be considered consistent with the findings in the FEIR. The Proposed Project’s proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to GHG emissions that were previously evaluated within the FEIR. As well, as previously described, the Proposed Project would implement design features that are strategies to reduce GHG emissions. The Proposed Project would not change any of

the FEIR’s findings. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to GHG emissions than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Furthermore, given the Proposed Project would generate reduced GHG emissions relative to the approved office professional use, and since the Proposed Project would be required to implement all mitigation measures specific to the CPSP, the Proposed Project would not conflict with any County plans, policies or regulations for the purposes of reducing GHGs. As such, preparation of a subsequent EIR is not required.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.1.3 that the Approved Project’s impacts to hazards and hazardous materials are less than significant. No mitigation was required.

PROPOSED PROJECT CONCLUSION:

The Proposed Project would occur on the same site as analyzed under the Approved Project. Consistent with the determinations in the FEIR, the Proposed Project site is not included on any government documents and databases identifying hazardous sites and does not contain a potential environmental concern due to a release of an existing hazardous substance. The site was also evaluated for soil contamination under the Approved Project with no exceedances of

allowed concentrations identified. The Proposed Project site has been previously graded under grading permit number PDS2012-2700-15682 as part of the Approved Project. Consistent with the Approved Project, any storage, transportation, and disposal of hazardous materials during construction would be required to comply with all the applicable laws, regulations, policies, and procedures related to disposal of such materials. The Proposed Project has also created a site-specific fire protection plan (Appendix E), which provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements. Implementation of this plan would reduce any potential human or structure exposure to a significant risk of loss, injury, or death involving wildfire. See Section XX of this FEIR Addendum for additional information on the Proposed Project's wildfire protection plan.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to hazards and hazardous materials that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to hazards and hazardous materials impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to hazards and hazardous resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.1.2 that the Approved Project's impacts to hydrology and water quality are less than significant. As part of certification of the FEIR, no mitigation was required.

PROPOSED PROJECT CONCLUSION:

The Preliminary Drainage Study and Technical Memorandum: SWMM Modeling for Hydromodification Compliance was completed for the Proposed Project's pre- and post-development conditions on Parcels 1 and Parcel 2. These reports are included in Appendix F. The following discussion is based on the findings in these reports.

Parcel 1: The site has been mass graded and the improvements on Friesian Way and Jaeger Street have been built as part of the Approved Project. Under existing conditions, the site gently slopes (approximately 1%) to the southwest corner to an existing desilting basin. Runoff from the desilting basin flows to an existing curb inlet located on Frisian Way via a storm drain pipe. Under the Proposed Project, the existing desilting basin would be removed and an underground storage tank would be constructed. This underground storage tank would be used for hydromodification flow control and peak 100-year flow attenuation. Under the Proposed Project, the site would be divided into two drainage basins in the post-developed condition. Basin 1 would consist of all on-site areas flowing to the underground storage tank. Runoff within Basin 1 would flow southerly to a to a curb inlet located at a low point prior to discharging into the underground tank. Basin 2 would consist of the existing vegetated slopes on the south, east, and west sides of the pad that would largely remain unchanged. When compared with the Approved Project, drainage patterns under the Proposed Project would remain relatively the same as the Approved Project and is consistent with the findings in the FEIR.

Parcel 2: The site has been mass graded and the improvements on Friesian Way have been built as part of the Approved Project. Under existing conditions, the site gently slopes (approximately 2.5%) to the southwest to a desilting basin. Under existing conditions, there are three basins each draining to a separate point. Basin 1 contains the pad that drains to an existing desilting basin and then discharges via storm drain to a cleanout in Horse Ranch Creek Road. Basin 2 is a portion of the existing fill slope located along the north side of the Parcel 2, which drains to an existing curb inlet on Friesian Way. Basin 3 is a portion of the existing fill slope located near the southwest corner of the property, which flows overload in a swale. Under the Proposed Project, the existing desilting basin would be removed and an underground storage tank would be constructed. This underground storage tank would be used for hydromodification flow control and peak 100-year flow attenuation. The site would be divided into three drainage basins. Basin 1 would consist of the developed area with the majority of Basin 1 flowing to the underground storage tank, however, there is a portion of the driveway along with the proposed road widening along Horse Ranch Creek Road that bypasses the tank. Basin 2 would include a portion of the existing fill slope located along the north side of Parcel 2 and a small portion of Horse Ranch Creek Road and Friesian Way. Basin 3 would include a portion of the existing fill slope located near the southwest corner of the property, the proposed road widening along Horse Ranch Creek Road and the sports complex site.

In addition to the above measures, a total of 53 additional tree wells 25' in diameter are proposed along the frontage of Horse Ranch Creek Road in order for the project to satisfy water quality and hydromodification requirements within the County's ROW. The tree wells would be evenly spaced along Horse Ranch Creek Road across the project's frontage. There would be curb openings in front of each tree well to allow runoff from the gutter to enter the tree well for treatment. There would be a sufficient volume of amended soil within each tree well to allow the stormwater runoff to be stored within the soil and infiltrate into the ground. All runoff beyond what is required for treatment would bypass the tree wells, continue flowing down the gutter, and enter the downstream curb inlets where it would discharge into the existing storm drain system under Horse Ranch Creek Road. The 100-year peak flowrate tributary to each curb inlet in Horse Ranch Creek Road in the proposed condition would be less than the 100-year peak flowrate in the existing condition, ensuring the existing storm drain would remain adequately sized. The tree well design is per San Diego County Department of Public Works Green Street Standard Drawing GS-1.02.

Based on the results of the Preliminary Drainage Study and Technical Memorandum: SWMM Modeling for Hydromodification Compliance (Appendix F), the Proposed Project would be consistent with the findings of the FEIR. Implementation of the Proposed Project would not substantially alter the existing drainage pattern of the area and would not alter the course of a stream or river. The storm drain system would be designed to route all resulting runoff to existing points of discharge. The Proposed Project would not substantially alter the existing drainage pattern of the area as it would not alter the course of a stream or river. The Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in on-site or off-site flooding. The Proposed Project would not create or contribute runoff water that would exceed the capacity of the existing stormwater drainage system, and all Proposed Project discharge points would release water at rates less than or equal to existing conditions. Additionally, the Proposed Project would not place any housing or structures within a 100-year flood hazard area. Under the Proposed Project, stormwater best management practices would comply with County of San Diego LID Handbook requirements and policies of the Regional Water Quality Control Board.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to hydrology and water quality that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to hydrology and water quality impacts. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01), to fund its fair share portion of the costs associated with the maintenance of park facilities, fire services provided by the North County Fire Protection District, and for flood control services, consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result

in different conclusions related to hydrology and water quality than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.1.5 that the Approved Project’s impacts to land use and planning are less than significant. No mitigation would be required.

PROPOSED PROJECT CONCLUSION:

Development of the Proposed Project would require a GPA, an SPA to the Campus Park Specific Plan, a Revised Tentative Map, and a Site Plan. The County of San Diego Regional Category would remain as a Village designation. The GPA is required to revise the Fallbrook Community Plan, which is part of the County of San Diego General Plan, in order to reflect the proposed change from professional office use to multi-family residential use within the Campus Park SPA. The Fallbrook Community Plan would be amended to reflect the proposed use of the site from professional office to multi-family residential. The Fallbrook Community Plan Land Use Map designates the project site as Specific Plan Area. Therefore, the Fallbrook Community Plan Chapter 6 – Specific Plans and Specific Study Areas – Campus Park Specific Planning Area would be revised to reflect the change in uses from professional office to multi-family residential. Additional changes to the Fallbrook Community Plan include a description of the total number of multi-family homes and density of the proposed development.

The density of the Proposed Project would provide for multi-family housing on both Parcel 1 and 2, with proposed densities of 12.9 dwelling unit per acre for Parcel 1 and 11.5 dwelling unit per acre for Parcel 2. Comparable General Plan designations for this range of densities are Village Residential 15 (VR-15), with 15 units per gross acre, and Village Residential 10.9 (VR-10.9), with 10.9 units per gross acre. Surrounding land uses include single-family homes, a sports complex, and open space.

Appendix G provides a detailed analysis of the Proposed Project’s consistency with the applicable land use planning documents for the Proposed Project, including County of San Diego General Plan Goals and Policies; Fallbrook Community Plan; I-15/SR 76 Interchange Master

Specific Plan; and Section F.6 of the previous Campus Park SPA, which provides the community design guidelines for multi-family residential developments. As detailed within this appendix, with approval of the Proposed Project's GPA, there would be no conflicts with any land use or planning documents.

The project would contribute to the variety of residential use types and densities existing within the Approved Project community. The Proposed Project design of multi-family residences designed as single-family homes and applicable densities are compatible with the surrounding developments constructed under the Approved Project and would diversify housing opportunities in an existing master planned community that have access to the same high-quality community facilities and resources. In accordance with the General Plan, the Proposed Project would be consistent with the goal of achieving diverse residential land uses and building types. Landscape for the Proposed Project would adhere to County standards and would be complementary to the streetscape and Mediterranean-themed landscape. The project would comply with the applicable provisions of the Fallbrook Community Plan Community Beautification and Design policies. Final architectural design would be determined during the Site Plan review and approval process. Consistent with the Approved Project, development regulations for all land uses would be implemented and enforced by the County of San Diego through the regulatory process of the Planning & Development Services Department.

The Proposed Project would be consistent with the Fallbrook Design Guidelines, the I-15 Design Review Board Guidelines, and the I-15 Scenic Preservation Guidelines. All project signage would comply with the Fallbrook Community Plan Architectural Regulations related to signage and be designed to be compatible with the existing signage within the Horse Creek Ridge development adjacent to the site. All outdoor lighting for the Proposed Project would conform to the County of San Diego Lighting Code and Lighting Requirements within the Performance Standards of the Zoning Ordinance. Project landscaping would also conform to the requirements of the County's Water Conservation and Landscape Design Manual. The Approved Project was designed to incorporate preservation of natural open space areas, and the Proposed Project would comply with the existing Parks and Open Space Policies of the Approved Project, including providing tot lots and passive park areas.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices would not change any of the land use and planning findings previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to land use and planning impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to land use and planning than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XII. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.1.1 that the Approved Project's impacts to mineral resources are less than significant. As documented in the FEIR, the Surface Mining and Reclamation Act of 1975 (SMARA) mandates that the California State Mining and Geology Board classifies aggregate mineral resources within the state through the Mineral Resource Zone (MRZ) system. On-site mineral resources included within the Approved Project's boundaries include a small (approximately 2-acre) area of Holocene alluvium designated as MRZ-2 near the southern site boundary, approximately 103 acres of Holocene alluvium in the southern portion of the site designated as MRZ-3 (but considered to be MRZ-2 in the Project Mineral Resource Technical Report) and approximately 179 acres of older alluvium/terrace deposits and gabbroic rock designated as MRZ-3. The Project Mineral Resource Technical Report did not identify any significant impacts to on-site mineral resources because the areas available for mining within the Approved Project boundaries the approximate value of the material was eight million dollars, which is well below the County guideline for consideration of significance. No mitigation was required.

PROPOSED PROJECT CONCLUSION:

The Proposed Project site was analyzed under the FEIR and determined that no significant mineral resources or surface mining operations would be impacted by development on the project site. The Proposed Project site has been previously graded under grading permit number PDS2012-2700-15682 as part of the Approved Project. The establishment of a small mine of the Proposed Project site would not be feasible or compatible with the surrounding land uses of the freeway and residential communities. Therefore, the Proposed Project would not result in the loss of known mineral resources. The Proposed Project's proposal to develop multi-family residential units rather than professional offices would not change any of the mineral resources findings previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to mineral resources impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to mineral resources than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XIII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 2.3 that the Approved Project's impacts to noise are less than significant with mitigation. The FEIR found that the Approved Project would result in exterior ground-level receptors in multiple locations that would experience noise levels greater than the County standard of 60 A-weighted decibels (dBA) CNEL. The FEIR also concluded that at receptors where the exterior noise would be significant, interior noise levels would also exceed the County standard of 45 dBA CNEL. Temporary noise impacts were identified for emergency generator operations and during construction operations. A cumulative impact related to construction noise was determined due to occupied residences being within 375 feet from construction activities. The FEIR determined that with implementation of mitigation measures N-1 through N-9, impacts would be reduced to a level below significance.

PROPOSED PROJECT CONCLUSION:

As part of the environmental analysis for the EIR Addendum, a noise assessment was completed to determine the noise impacts associated with the development of the Proposed Project when compared with those of the Approved Project. The following analysis provides a summary of the information presented in the noise assessment, which is included as Appendix H.

Noise Sensitive Land Uses (NSLUs): Similar to the Approved Project and consistent with the findings of the FEIR, the results of the noise study determined that under the Proposed Project, the multi-family NSLUs adjacent to the roadways would not comply with the County of San Diego 65 dBA CNEL exterior noise standard and noise barriers are required to be constructed along the western portion of the site. Specifically, the noise affected outdoor areas of the lots located closest to I-15 and Horse Ranch Creek Road would require noise barriers 8 feet in height to be located on top of the slope. With the construction of this noise barrier, all NSLUs would comply

with the County of San Diego 65 dBA CNEL exterior noise standard, and impacts would be less than significant.

The County of San Diego as part of its noise guidelines also states, consistent with Title 24 of the California Code of Regulations, a project is required to perform an interior assessment on the portions of a project site where building façade noise levels are above the normally compatible noise level in order to ensure that acceptable interior noise levels can be achieved. Similar to the Approved Project and consistent with the findings of the FEIR, the results of the noise study determined that exterior noise levels at first and second floor building facades were found to be above the General Plan Noise Element Standard, of 60 dBA CNEL at single-family and multi-family dwellings. Therefore, per the General Plan Noise Element, a noise protection easement is required for the Proposed Project. The noise protection easement would require that the implementation of building design and construction measures to ensure that interior noise levels do not exceed 45 dBA CNEL. Similar to the Approved Project, an interior noise study is also required for those units located in the noise easement to determine the design features required to achieve an interior noise level of 45 dBA CNEL. This study would finalize the noise and ensure that interior noise levels for the Proposed Project residential structures comply with the interior noise level requirement of 45 dBA pursuant to the County Noise Element. It should be noted that interior noise levels of 45 dBA CNEL can be obtained with conventional building construction methods, for example by providing—mechanical ventilation (e.g., air conditioning) and/or providing upgraded windows at all affected residential units.

The traffic analysis provided by Urban Systems Associates, Inc., indicates that future project related traffic generated by the Proposed Project would be lower than that of the previously proposed professional office use. Therefore, no direct or cumulative impacts to NSLUs are anticipated related to transportation noise generated by the Proposed Project.

Proposed Project-Generated Airborne Noise: Construction under the Proposed Project is projected to comply with the County of San Diego’s Noise Ordinance Section 36.409 standard of 75 dBA at all Proposed Project property lines. Consistent with the findings of the FEIR, no significant impacts to noise would occur from implementation of the Proposed Project. Additionally, all equipment would be properly fitted with mufflers, and all staging and maintenance should be conducted as far away for the existing residence as possible. No blasting or rock crushing is proposed for the project during construction. Therefore, no impulsive noise sources are expected, and the Proposed Project would comply with Section 36.410 of the County Noise Ordinance.

The results of the noise assessment determined that on-site operational noise sources would consist of mechanical equipment (HVAC) and normal residential activities. Based on the distance separation from existing sensitive land uses, the HVAC and residential activities under the Proposed Project are anticipated to comply with the County’s Noise Ordinance 36.404. Therefore, no impacts would occur, and no additional mitigation is needed for the Proposed Project operations to comply with the County’s standards.

Ground-borne Vibration and Noise Impacts: The noise assessment determined the nearest vibration-sensitive uses to the Proposed Project are the residences located adjacent to the

eastern property line of the Proposed Project. The guidance provided by the FTA has determined vibration levels that would cause annoyance to a substantial number of people and potential damage to building structures. The FTA criterion for vibration-induced structural damage is 0.20 in/sec for the peak particle velocity (PPV). Since the Proposed Project site has been previously mass graded, project construction activities would be 50 to 100 feet from the property lines and would result in PPV levels below the criteria for vibration induced structural damage at adjacent structures. Therefore, project construction activities would not result in vibration induced structural damage to residential buildings near the construction areas. The FTA criterion for infrequent vibration-induced annoyance is 80 vibration velocity (VdB) for residential uses. Construction activities related to the Proposed Project would generate levels of vibration that would not exceed this criterion for nuisance for nearby residential uses.

Additionally, there are no existing or proposed frequent activities on or near the Proposed Project site which would cause any significant vibration levels to existing buildings. The Proposed Project site has been previously mass graded by the master development; therefore, the expected grading activities would be limited, and no significant construction vibration is anticipated at the nearest residences. The project site is adjacent to roadways and near I-15. Caltrans has done extensive research on vibration created along freeways/roadways and found that because vehicles are supported by suspension systems and pneumatic tires, these vehicles are not an efficient source of ground vibration. Therefore, vibration impacts would be less than significant.

Conclusion: Based on the results of the noise assessment (see Appendix H), the Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to noise impacts that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to GHG emissions than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Further, Mitigation Measures NOI-1 and NOI-2 would be required in order to address potential noise impacts of the Proposed Project. Preparation of a subsequent EIR is not required.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.2.6 that the Approved Project’s impacts to population and housing are less than significant. No mitigation measures were required.

PROPOSED PROJECT CONCLUSION:

The Proposed Project site is part of the larger Campus Park Specific Plan, which includes a town center, sports complex, and various residential housing types. The Proposed Project would change the land use from professional office to multi-family residential units on Parcel 1 and Parcel 2 and is intended to meet the need for existing housing within the region. The site is part of a master planned community and would provide housing in an area served by transportation networks where public services are available. The purpose of the Proposed Project is to provide new housing types at a within an established neighborhood and would not induce population growth. The Proposed Project would complete the residential development component within the Approved Project site. The Proposed Project design and applicable densities are compatible with the surrounding residential developments while diversifying housing opportunities in an existing master planned community that have access to the same high-quality community facilities and resources. Consistent with the findings of the FEIR, the Proposed Project would not induce population growth, would not displace housing or people, and would not necessitate the construction of replacement housing elsewhere.

The Proposed Project’s proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to population and housing that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR’s findings with respect to population and housing impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to population and housing than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.1.6 that the Approved Project's impacts to public services are less than significant. No mitigation was required.

PROPOSED PROJECT CONCLUSION:

Fire protection within the Fallbrook area is provided by two agencies: 1) CalFire, which serves all wildland fires in the Fallbrook Community Plan area, and 2) NCFPD of San Diego County, which comprises the Rainbow Volunteer Fire District and Fallbrook Fire Department. The Proposed Project site is within the service of the NCFPD–Rainbow Subzone. NCFPD Station 4 is located approximately 1.1 miles southwest of the project site. A fire protection plan was prepared for the Approved Project (Appendix E) and provides recommendations for all structures, including specific criteria for fire hydrants, road widths, circulation, access gates, and driveways. The Proposed Project has also submitted service availability forms to RMWD and NCFPD, and these agencies have indicated that adequate water, sewer, and fire services exist to serve the project. Therefore, consistent with the findings of the FEIR, implementation of the Proposed Project would result in less-than-significant impacts related to public services. Consistent with the findings in the FEIR, the Proposed Project would address any incremental effects of service demands to police protection by the payment of routine taxes and the contribution of appropriate funds to fund Sheriff facilities.

The Proposed Project is located within the Fallbrook Union Elementary School and Fallbrook Union High School Districts. Both school districts have provided concurrence for facility availability for the addition of students to be generated by the project. Therefore, consistent with the findings of the FEIR, implementation of the Proposed Project would result in less-than-significant impacts related to school facilities.

A total of two tot lots (310 sf and 1,314 sf) and three passive park areas would be provided as part of the Proposed Project, including one tot lot and passive park area on the northern parcel and one tot lot and two passive park areas on the southern parcel. The tot lots would include a play structure, seating, and dog and trash waste receptacles. The passive park on the northern parcel would include a lawn and seating area. The first passive park on the southern parcel would include meandering walkways, lawn, and seating areas, while the second passive park would include lawn, picnic table, seating, and waste receptacles. Existing park facilities in the area consist of the P-3 park, located to the northeast of Parcel 1. The P-3 park contains a lap pool, children's pool, group seating, and a one-story recreation building with restrooms, showers, and exercise area. An 8.5-acre sports complex, located immediately to the south of Parcel 2, also includes baseball fields and active play areas. Given the proximity of these park facilities to the Proposed Project, in lieu of park land dedication, the project would provide financial assistance, equivalent to its parkland obligation, to future or existing local parks such as providing funding for needed facilities. Given the proximity of these existing park facilities to the Proposed Project, in lieu of parkland dedication, the project would provide financial assistance, equivalent to its parkland obligation, to future or existing local parks. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01), to fund its fair share portion of the operations and

maintenance of the park facilities consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

Therefore, consistent with the findings of the FEIR, implementation of the Proposed Project would result in less-than-significant impacts related to park facilities. The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to fire, police, schools, or parks that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to public services impacts. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01), to fund its fair share portion of the costs associated with the maintenance of park facilities, fire services provided by the North County Fire Protection District, and for flood control services, consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to public services than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XVI. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

FEIR CONCLUSION:

The FEIR concluded in Section 4.2.7 that the Approved Project's impacts to recreation are less than significant. No mitigation measures would be required.

PROPOSED PROJECT CONCLUSION:

The Proposed Project would provide recreational facilities as part of project construction. A total of two tot lots (310 sf and 1,314 sf) and three passive park areas would be provided as part of the Proposed Project, including one tot lot and passive park area on the northern parcel and one tot lot and two passive park areas on the southern parcel. The tot lots would include a play structure, seating, and dog and trash waste receptacles. The passive park on the northern parcel would include a lawn and seating area. The first passive park on the southern parcel would

include meandering walkways, lawn, and seating areas, while the second passive park would include lawn, picnic tables, seating, and waste receptacles. Existing park facilities in the area consist of the P-3 park, located to the northeast of Parcel 1. The P-3 park contains a lap pool, children’s pool, group seating, and a one-story recreation building with restrooms, showers, and an exercise area. An 8.5-acre sports complex, located immediately south of Parcel 2, also includes baseball fields and active play areas. Given the proximity of these park facilities to the Proposed Project, in lieu of park land dedication, the project would provide financial assistance, equivalent to its parkland obligation, to future or existing local parks such as providing funding for needed facilities. Given the proximity of these existing park facilities to the Proposed Project, in lieu of parkland dedication, the project would provide financial assistance, equivalent to its parkland obligation, to future or existing local parks. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01), to fund its fair share portion of the operations and maintenance of the park facilities consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

Therefore, consistent with the findings of the FEIR, implementation of the Proposed Project would provide recreational facilities and fund recreational facilities, and impacts would be less than significant.

The Proposed Project’s proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to recreation that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR’s findings with respect to recreation impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to recreation than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XVII. TRANSPORTATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 2.2 that the Approved Project's impacts to transportation and traffic are significant and unmitigable. The FEIR found that development of the Approved Project would result in potentially significant direct and cumulative traffic impacts to study area road segments and intersections under the Existing Plus Project Conditions; Existing Plus Cumulative Plus Project Conditions; and Year 2030 plus Project Conditions. The mitigation measures identified in Appendix B would mitigate all direct project-related effects to roadway segments and intersections (through improvement to an acceptable level of service) to below a level of significance with the exception of SR 76 segments between South Mission Road and Gird Road, Sage Road and Old Highway 395, and Horse Ranch Creek Road and Couser Canyon Road, which would be completed by others and concluded to have significant and unmitigable impacts. Cumulative impacts would be mitigated through participation in the TIF Program or, alternatively, through participation in the TIF Program and partial construction of selected intersection improvements.

PROPOSED PROJECT CONCLUSION

As part of the environmental analysis for the EIR Addendum, a traffic analysis was completed for the Proposed Project by Urban Systems Associates, Inc. This assessment is included in Appendix I, and the following analysis is based on the results of this study.

The traffic analysis for the Proposed Project provided an analysis of project traffic on intersections and street segments and provided a comparison of the trips generated from the Approved Project to the Proposed Project. For Parcel and Parcel 2, the Approved Project was expected to generate approximately 2,669 ADT. Based on the results of the traffic analysis, the Proposed Project was found to generate approximately 1,380 ADT. When compared with the Approved Project, the Proposed Project would result in a net reduction of approximately 1,289 ADT. This represents a 48% reduction in vehicle trips generated by the Proposed Project when compared with the Approved Project. Additionally, the transportation/traffic for the Proposed Project stated that no deficiencies were identified on the surrounding roadways and intersections and the Proposed Project would not contribute to the need for roadway improvements. Therefore, the Proposed Project is consistent with the findings of the FEIR and requires no additional mitigation related to transportation.

Additionally, a sight distance certification was performed for the Proposed Project for the following areas: 1) Parcel 2 and Horse Ranch Creek Road; 2) Parcel 2 and Friesian Way; 3) Driveway on Parcel 1 and Messara Street; and 4) Messara Street and Friesian Way. These certifications determined that there would be sufficient unobstructed intersectional sight distance in both the northbound direction and southbound direction at 1) Parcel 2 and Horse Ranch Creek Road; 2) Parcel 2 and Friesian Way; and 3) Driveway on Parcel 1 and Messara Street. The certification also determined that there would be sufficient unobstructed intersectional sight distance in both the eastbound direction and westbound direction at 4) Messara Street and Friesian Way. The Proposed Project was found to comply with the County of San Diego Public

Road Standards. Therefore, the Proposed Project is consistent with the findings of the FEIR and requires no additional mitigation related to transportation. The Project Applicant would participate in the TIF Program through the payment of the TIF.

Further, the Approved Project includes residential, retail, and office uses, in which the Proposed Project is a part, encourages reduction in vehicle miles traveled and the use of alternative transportation to access the retail and office centers through pedestrian and bicycle access. A system of trails and pathways were proposed as part of the Approved Project and has been developed within the existing Campus Park development. The Proposed Project would have access and would provide additional connections to the trails and pathways within the community. The Proposed Project would provide sidewalk connections that would provide means of travel to other amenities located throughout the community. Additionally, the I-15/SR 76 Interchange is located southwest of the original Campus Park project site and the California Department of Transportation (Caltrans) "Park and Ride" facility with 223 parking spaces is in the northwest quadrant of the interchange. Therefore, the Proposed Project is consistent with the findings of the FEIR regarding alternative transportation and requires no additional mitigation.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to transportation and traffic that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to transportation and traffic impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to recreation than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

Vehicle Miles Traveled

Level of Service was the applicable threshold when the County certified the FEIR for the Approved Project in 2011. However, the adoption in 2018 of VMT as a threshold for analyzing and evaluating traffic does not constitute new information because the underlying information related to VMT was known or should have been known at the time the FEIR was certified. (See, *CREED v. San Diego* (2011) 196 Cal.App.4th 515; *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320.) The California Air Resources Control Board (CARB) discussed the use of VMT as a metric for measuring traffic in the 2008 Climate Change Scoping Plan. A significant focus of CARB's 2008 Scoping Plan was the reduction of vehicle miles traveled. (id at 49.) The 2008 Scoping Plan identified the implementation of sound transportation policies to lower VMT as a way to keep California on track to achieving its 2030 goals in reducing GHG. (Id. at 119) CARB also discussed focusing on efficient land-use patterns to reduce VMTs as well as accommodating an adequate supply of housing, reducing impacts on valuable habitat and productive farmland. This strategy was the blueprint used for the sustainable communities'

strategies adopted by SANDAG and other Metropolitan Planning Organizations (MPOs) pursuant to SB 375.

Therefore, the adoption of VMT guidelines does not constitute new information requiring additional environmental review. This conclusion is further strengthened by technical guidance recently issued by the Governor’s Office of Planning and Research (the State agency that promulgates the CEQA Guidelines). The Office of Planning Research (“OPR”) relying on CREED v. San Diego (2011) 196 Cal.App.4th 515; and Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301, indicated that a “CEQA analysis prepared after July 1, 2020, may be able to rely on a previously certified EIR that analyzed traffic impacts using the LOS metric.”

Moreover, the Approved Project was expected to generate approximately 2,669 ADT. Based on the results of the traffic analysis, the Proposed Project was found to generate approximately 1,380 ADT. When compared with the Approved Project, the Proposed Project would result in a net reduction of approximately 1,289 ADT. This represents a 48% reduction in vehicle trips generated by the Proposed Project when compared with the Approved Project. This net reduction is a result of the change in use from the previously entitled professional offices to the residential dwelling use proposed with the Proposed Project.

Trip Generation is one of the two major components of Vehicle Miles Traveled (VMT). VMT is defined as follows: "VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project." Therefore, a reduction in the number of car trips generated would directly and linearly decrease VMT. In this case, a reduction in trip generation of 48% would be seen to reduce VMT by an amount that would far exceed County thresholds. Therefore, the Proposed Project would not result in any new impacts or increase the severity of the previously identified impacts and would rather decrease such impacts.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

BACKGROUND AND FEIR CONCLUSION

“Tribal Cultural Resources” was not an environmental impact area considered by the Approved Project’s FEIR because it was certified in 2011, before Assembly Bill 52 (AB 52) of 2014 was passed and subsequently took effect, which defined “tribal cultural resources” as a CEQA impact area (Public Resources Code Section 21084.2) and required tribal consultation prior to the release of an EIR (Public Resources Code Section 21080.3.1), referred to as “AB 52 Tribal Consultation.”

Although the FEIR did not evaluate potential impacts specifically to tribal cultural resources, Section 3.4 (Cultural Resources) of the FEIR presents an analysis of archaeological resources (summarized above in Section 3.5.1), including those that are Native American in origin, referred to in the FEIR as “prehistoric” resources and sites. Furthermore, while AB 52 consultation was not conducted for the FEIR, the County engaged in government-to-government consultation with California Native American tribes pursuant to California Government Code Sections 65352.3 and 65352.4, as established by Senate Bill 18 (SB 18) of 2004, referred to as “SB 18 Tribal Consultation.” Additionally, the Approved Project was required obtaining of a Clean Water Act Section 401/404 permit as well as a Section 1602 Streambed Alteration Agreement which required tribal consultation in accordance with federal agency permitting.

The FEIR found there is a potential for off-site brushing and initial grading activities to result in the discovery of previously unrecorded archaeological resources or human remains where these activities occur within 100 feet of CA-SDI-682/Monserate adobe, which contains significant Native American archaeological components and has been identified as the Native American village of *Tom-Kav*. Because of the potential for significant impacts to occur, the FEIR determined that direct impacts would be mitigated through the implementation of a grading monitoring program for both on-site and off-site improvements and temporary fencing for site CA-SDI-682/Monserate adobe. The measure includes provisions requiring a Luiseño Native American monitor be involved in the implementing substantial aspects of the monitoring program. The FEIR concluded that the Approved Project would have a less-than-significant impact on prehistoric or historic resources with implementation of mitigation.

Because the Approved Project proposed a Specific Plan Amendment, SB 18 Tribal Consultation was conducted by the County and the results were presented in the FEIR. The consultation was initiated in 2005 with the two tribal parties who responded to the written notifications: the Soboba Band of Mission Indians and San Luis Rey Band of Mission Indians. The San Luis Rey Band of Mission Indians requested mitigation measures that required the presence of a Native American monitor during grading, excavation, or other ground-breaking activities within previously undisturbed soils. In 2008, additional notification letters were sent to tribes on an updated contact list provided by the NAHC, and in response the Pechanga Band of Mission Indians and Rincon San Luiseño Band of Mission Indians both also requested the presence of Native American monitors during ground-disturbing activities, in particular near CA-SDI-682/Monserate adobe. SB 18 Tribal Consultation did not indicate on-site components that included any Native American religious, ritual, or other special activities. The mitigation measures put forward in the Approved Project’s FEIR incorporated the measures requested during SB 18 Tribal Consultation.

PROPOSED PROJECT CONCLUSION

The Proposed Project consists of a General Plan Amendment and a Specific Plan Amendment which requires SB 18 Tribal Consultation. The County formally initiated SB 18 Tribal Consultation in the Fall of 2022. Three tribal governments responded to the notifications requesting consultation: the San Luis Rey Band of Mission Indians, the San Pasqual Band of Mission Indians, and the Rincon Band of Luiseño Indians. The San Luis Rey Band of Mission Indians requested that the previous mitigation measures outlined in the previously Approved

Project's FEIR be implemented as part of the Proposed Project. The San Pasqual Band of Mission Indians requested that the monitors to be provided during construction activities to be from their tribe. The Rincon Band of Luiseño Indians requested that the previous mitigation measures outlined in the previously Approved Project's FEIR be implemented as part of the Proposed Project such as archaeological monitoring as well as looking into any opportunities for open space or signage in Proposed Project's pocket parks identifying the cultural history in the area.

The Proposed Project site has been mass graded during the construction phase of the surrounding Approved Project development, and therefore, previous site disturbances have occurred. Development of the Proposed Project would not result in any ground-disturbing activities beyond those that were identified in the FEIR for the Approved Project. The Proposed Project is not expected to require any additional grading activities. Consistent with the requirements of the Approved Project, any additional grading activities would be required to comply with cultural resources mitigation measures identified in the FEIR as required to mitigate any potential impacts to undiscovered cultural resources (Appendix B). Consistent with the findings of the FEIR, with implementation of the monitoring program and temporary protective fencing plan, impacts to tribal cultural resources would be less than significant.

The Proposed Project would not change the on-site or off-site effects to tribal cultural resources. Any additional grading activities would be required to comply with cultural resources mitigation measures identified in the FEIR with respect to cultural resources. As such, the Proposed Project would not change any of the FEIR's findings with respect to cultural resources impacts. There is no new information, such as new regulations, or that arose from consultation with the Tribes, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

FEIR CONCLUSION

The FEIR concluded in Section 4.1.6 that the Approved Project's impacts to utilities are less than significant. No mitigation was required.

PROPOSED PROJECT CONCLUSION

Water and sewer services for the Proposed Project would be provided by RMWD as detailed in the Service Availability Forms (Appendix J). The Proposed Project would not propose the off-site extension of any water, sewer, electrical, or gas lines as all services would be extended to the site through the surrounding developments. The RMWD Water and Sewer Master Plan projects the sewer flow for year 2035 for commercial and multi-family developments. Multi-family developments are forecasted to generate 0.15 million gallons per day of sewer flow and commercial developments are forecasted to generate 0.17 million gallons per day of sewer flow. The RMWD 2020 Urban Water Management Plan projects water usage for multi-family development in 2035 to utilize 248 acre-feet, while commercial development would utilize 660 acre-feet. Therefore, the Proposed Project would utilize less water and generate less sewer flow compared with the Approved Project. RMWD has indicated sufficient wastewater facility and infrastructure is adequate to accommodate the Proposed Project. It is not anticipated that the project would require the preparation or update to the wastewater facility master plan and the need for upgraded utilizes are not anticipated as the existing services in the Campus Park development are several years old. Therefore, consistent with the findings of the FEIR, the Proposed Project would result in less-than-significant impacts related to water and sewer service.

The project would comply with all County regulations regarding construction and demolition waste and recycling requirements. All residents under the Proposed Project would be provided with separate recycling and waste receptacles to support the 50% statewide solid waste diversion goal (Assembly Bill 939). Construction activities would also require separation and recycling of construction waste.

Consistent with the requirements of the Approved Project, the Proposed Project would comply with the project design features related to utilities and service systems identified in the FEIR. The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to utilities and service systems that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to utility and service system impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project, that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to recreation than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would result in an increased risk of wildfire to persons or property.

YES

NO

FEIR CONCLUSION:

In December 2018, the California Natural Resources Agency adopted a comprehensive update to the State’s CEQA Guidelines that incorporated a new category, wildfire impacts, into the Initial Study Checklist. Therefore, the prior FEIR for the Approved Project did not contain a discussion of wildfire-related issues in its own topical category. However, the FEIR did address fire hazard within its hazards and public services section. The analysis in the FEIR concluded that implementation of the Approved Project’s fire protection plan and fire management plan would result in less-than-significant impacts related to wildfire hazards.

PROPOSED PROJECT CONCLUSION:

The Proposed Project is in the Urban-Wildland Interface Zone. As part of the environmental analysis for the EIR Addendum, a fire protection plan was created for the Proposed Project. The fire protection plan is included as Appendix E, and the following discussion is based on information provided in this plan.

The fire protection plan for the Proposed Project provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements. The Proposed Project’s fire protection plan addresses adequate setbacks, access, and other fire safety-related requirements. Building setbacks have been reviewed by NCFPD and are adequate based on NCFPD’s requirements. A minimum vertical clearance of 13.5 feet would be maintained for the entire required width of fire access roads. Fire access roadways would be of AC pavement and shall be maintained in perpetuity. It should be noted that the Proposed Project would widen portions of the Horse Ranch Creek Road which would assist with fire access and response. Fuel management zones, in accordance with the County of San Diego Fire Code, would be provided by the Proposed Project. Where feasible, a defensible space of 100 feet would be maintained around all structures. Prescribed defensible space (fuel management zones) would be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones would be clearly and permanently marked. Plants used in defensible space would be from an approved fire-resistant planting materials list that is maintained by the County, Planning & Development Services Department. As addressed in Section X of this FEIR Addendum, there would be no substantial increase in the rate or amount of surface runoff, including surface runoff resulting from post-fire slope instability, in a manner that would result in on-site or off-site flooding. Additionally, the existing drainage pattern, including stream and river courses, would not be altered as a result of post-fire slope instability resulting from the change from professional offices to residential dwelling units. All on-site

structures would be constructed per the ignition resistive standards of Chapter 7A of the County Building Code. Fire alarm systems would be provided for all units as required by the County Fire Code. Consistent with the findings of the FEIR, the fire protection plan for the Proposed Project provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements. Impacts related to wildfire would be less than significant, and no additional mitigation would be required. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01) to fund its fair share portion of the fire protection services, provided by the North County Fire Protection District consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

The Proposed Project's proposal to develop multi-family residential units rather than professional offices has no change to the on-site or off-site impacts related to wildfire risk that were previously evaluated within the FEIR. As such, the Proposed Project would not change any of the FEIR's findings with respect to wildfire impacts. There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This analysis does not result in different conclusions related to recreation than those reached in the FEIR, either on a project-related or cumulative basis. No new mitigation measures are required for the Proposed Project. None of the proposed modifications would significantly affect this environmental resource. Preparation of a subsequent EIR is not required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

The County of San Diego, as lead agency, is considering a GPA for the amendment to the Fallbrook Community Plan, an SPA to the Campus Park Specific Plan, and a Site Plan to revise the current designation of the professional office use on Parcel 1 and Parcel 2 to multi-family residential use, which would include the development of an additional 138 multi-family residential units designed as detached single-family homes on condominium lots. The Proposed Project is described in Section 2, Project Description, of this EIR Addendum.

The County has evaluated the environmental effects of the Proposed Project, which are analyzed in Section 3 of this EIR Addendum. Based on the analysis provided in Section 3, and pursuant to Sections 15162 and 15164 of the CEQA Guidelines, the County has reached the following conclusions:

- a) The proposed project does not propose substantial changes to the project that would require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the certified FEIR.
- b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR.
- c) No new information of substantial importance as described in Section 15162, subsection (a) (3) of the CEQA Guidelines has been revealed that would require major revisions to the FEIR or its conclusions.

Additionally, all appropriate project design features and mitigation measures would be incorporated into the Proposed Project, as required by applicable development regulations and mitigation measures (Appendix B). Potential environmental impacts resulting from the implementation of the Proposed Project have been evaluated and, except for those previously determined to be significant and unavoidable/unmitigable in the FEIR, would be less than significant.

As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted EIR.

XXII. MITIGATION MEASURES: Table 9, *Proposed Project Mitigation Measures*, contains applicable Mitigation Measures from the FEIR. Mitigation measures included in Table 9 are those that apply to the project.

Table 9. Proposed Project Mitigation Measures

Mitigation Number	Mitigation Measure
BIOLOGICAL RESOURCES	
BIO-1	<p>No grading, clearing, or construction activity shall be initiated within 300 feet of occupied habitat during coastal California gnatcatcher and southern California rufous-crowned sparrow breeding season (February 15 through August 31), 300 feet of occupied habitat during least Bell’s vireo, yellow warbler, and yellow breasted-chat breeding season (March 15 through September 15), 500 feet of occupied tree-nesting raptor habitat during raptor breeding season (January 15 through July 15), or within 800 feet of ground nesting raptor habitat during raptor breeding season (February 1 through July 15). All grading permits, grading plans, and improvement plans shall state the same. If grading, clearing, or construction would occur during gnatcatcher and/or raptor nesting seasons, a qualified biologist shall conduct a pre-construction survey to determine if these species occur within impacted areas. If there are no gnatcatchers or raptors nesting (including nest building or other breeding/nesting behavior) within this area, development shall be allowed to proceed.</p> <p>If grading activities, including blasting and associated drilling, in the development area are scheduled to occur during sensitive bird breeding seasons, the Diegan coastal sage scrub in the northern section of the site the adjacent 500 feet of the open space easement areas shall be surveyed by a qualified biologist to determine if nests occupied by these species are present. Drilling is known to create noise at a level of 94 dBA at a distance of 50 feet. This corresponds to 60dBA at a distance of 2,500 feet. Where drilling is required, maximum feasible sound attenuation measures shall be incorporated. The typical level of noise reduction for a 10-foot high barrier is approximately 12 dB. This would reduce the distance of the 60-dBA contour, originally 2,500 feet from the unmitigated drilling activity, to approximately 1,000 feet from the drilling activity.</p> <p>Therefore, if nests are present and if drilling is necessary, maximum feasible sound attenuation shall be accomplished. This includes no grading or clearing within 500 feet during the breeding season. No drilling would be allowed if nests are located within 1,000 feet. If nests are located between 1,000 and 2,500 feet from the drilling site, a temporary sound barrier deemed appropriate by the monitoring biologist and acoustician, will be installed that completely blocks any part of the drilling site facing sensitive avian habitat. Outside of the nesting season or during the nesting season if pre-construction surveys are negative, no restriction shall be placed on grading, including blasting/drilling activities. A report shall be submitted to the Director of DPLU describing the survey results and dates of clearing or grading activities. This design measure may be modified as necessary with written approval of the Director of DPLU.</p>
CULTURAL RESOURCES	
CR-1	<p>Direct impacts to buried, previously unrecorded cultural resources would be mitigated through the implementation of a grading monitoring program for both on-site development and off-site improvements. Prior to approval of grading or improvement plans, the Project Applicant shall implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Project site to the satisfaction of the Director of DPLU. This grading monitoring program shall include, but not be limited to, the following actions:</p> <ol style="list-style-type: none"> 1. Provide evidence to the DPLU that a County-approved archaeologist (consulting archaeologist) has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of DPLU. A letter from the consulting archaeologist shall be submitted to the Director of DPLU. The letter shall include the following guidelines: <ol style="list-style-type: none"> a. The consulting archaeologist shall contract with a Luiseño Native American monitor to be involved with the grading monitoring program. b. The consulting archaeologist/historian and Luiseño Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the

Mitigation Number	Mitigation Measure
	<p>monitoring program as outlined in the County of San Diego Report Format and Content Guidelines – Cultural Resources: Archaeological and Historic Resources (December 5, 2007).</p> <ul style="list-style-type: none"> c. The consulting archaeologist shall monitor all areas identified for development. d. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earthmoving activities are observed and shall be on site during all grading activities. e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Luiseño Native American monitor(s) shall be on site full time. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator. f. Isolates and clearly non-significant deposits shall be minimally documented in the field, and the monitored grading can proceed. g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s), in consultation with the Luiseño Native American Monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist and Luiseño Native American monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods. h. If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis. j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. k. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of DPLU prior to the issuance of any building permits. The report shall include the following: <ul style="list-style-type: none"> l. Department of Parks and Recreation Primary and Archaeological Site forms;

Mitigation Number	Mitigation Measure
	<p>m. Evidence from a federally approved curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.</p> <p>In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of DPLU by the consulting archaeologist that the grading monitoring activities have been completed.</p>
GEOLOGY	
GEO-1	If potentially unstable landslide deposits or outcrops (e.g., debris flows) are encountered during geotechnical investigation or Project construction, they shall be remediated per direction by the Project Geotechnical Engineer (e.g., by additional grading).
GEO-2	Deposits subject to potential liquefaction hazards shall be over-excavated and recompacted (or replaced with engineered fill), per direction by the Project Geotechnical Engineer.
GEO-3	In-place ground modifications (densification) of applicable deposits shall be conducted via methods such as “cement deep soil mixing,” placement of vibro-stone columns within wick drains, compaction grouting, or dynamic compaction, per direction by the Project Geotechnical Engineer.
GEO-4	Confining stresses shall be increased through design (PSE 2000), and subdrains shall be placed in appropriate locations to reduce surficial saturation, per direction by the Project Geotechnical Engineer.
GEO-5	Implementation of densification measures as described above for potential liquefaction hazards.
GEO-6	Surcharging of fill (e.g., temporary loading with stockpiled fill) and allowance of appropriate time delays (i.e., to facilitate 90 percent settlement) shall be implemented in applicable areas, per direction by the Project Geotechnical Engineer.
GEO-7	Wick and blanket drains shall be installed in applicable locations, per direction by the Project Geotechnical Engineer.
NOISE	
NOI-1	<p>A final noise study for the second floors of all single- and multi-family homes on the Project site shall be prepared prior to obtaining building permits for the Project. The report shall finalize the noise requirements based on actual building design specifications. Noise requirements will include the following:</p> <ul style="list-style-type: none"> • A “windows closed” condition shall be provided that requires a means of mechanical ventilation for the second floors of all single- and multi-family houses. • The second floors of all single- and multi-family houses shall be provided with weather- stripped solid-core exterior doors. • Exterior wall/roof assemblies shall be free of cutouts and openings. • Upgraded windows shall be provided for the second floors of single- and multi-family houses. <p>Preliminary exterior and interior noise requirements for tentative tract map approval shall be presented in the final noise report prior to obtaining building permits.</p>
NOI-2	The generators shall be equipped with the manufacturer’s sound enclosure to decrease noise levels to 70 dBA at 23 feet to comply with adjacent property line standards. Additionally, the proposed generator must be sited within the parcel a minimum of 35 feet from the trail staging area and 100 feet from biological open space. Sound level measurements shall be conducted at the nearest property line once the pump stations are fully operational to ensure compliance with the County’s Noise Ordinance.
PALEONTOLOGICAL RESOURCES	

Mitigation Number	Mitigation Measure
PALEO-1	<p>A qualified paleontologist shall be at the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual having an M.S. or Ph.D. in paleontology or a related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.), and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques.</p>
PALEO-2	<p>The qualified paleontologist shall conduct or supervise the following mitigation tasks associated with full-time monitoring during original cutting of previously undisturbed deposits of moderate paleontological resource sensitivity (i.e., Quaternary river terrace deposits):</p> <ol style="list-style-type: none"> 1. Monitoring of excavation operations to discover unearthened fossil remains. 2. Salvage of unearthened fossil remains. 3. Recording of stratigraphic, geologic and geographic data to provide a context for the recovered fossil remains. 4. Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition). 5. Curation of prepared fossil remains 6. Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections and photographs to an accredited institution (museum or university) in California that maintains paleontological collections. <p>Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collection localities.</p>
PALEO-3	<p>A qualified paleontologist or paleontological monitor (under the supervision of the qualified paleontologist) shall be on site on a full-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource sensitivity (i.e., Quaternary river terrace deposits) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual with at least one year of experience in field identification and collection of fossil materials. The paleontological monitor shall work under the direct supervision of the qualified paleontologist.</p> <p>The Project applicant shall: (1) submit a copy of a letter signed by the qualified paleontologist or paleontological monitor which states that the applicant has retained their services and acknowledges agreement to perform and/or be responsible for concurrence with the Project mitigation measures; and (2) authorize the qualified paleontologist to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below. If the qualified paleontologist or paleontological monitor ascertains that the river terrace deposits are not fossil bearing, the qualified paleontologist shall have the authority to terminate the monitoring program.</p> <ol style="list-style-type: none"> 1. Monitor all grading and excavation activities in previously undisturbed deposits of moderate paleontological resource sensitivity (i.e., Quaternary river terrace deposits). 2. If paleontological resources are unearthened, the qualified paleontologist or paleontological monitor shall: <ol style="list-style-type: none"> a. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented. b. Salvage unearthened fossil remains c. Record stratigraphic and geologic data to provide a context for the recovered fossil remains d. Prepare collected fossil remains for curation

Mitigation Number	Mitigation Measure
	<ul style="list-style-type: none"> e. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assign catalog numbers, and enter the appropriate specimen and locality data into a collection database. f. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. <p>3. The qualified paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.</p>
TRANSPORTATION AND CIRCULATION	
TR-1	<p>Buildout (Year 2030) Plus Project impacts to roadway segments listed below shall be mitigated through Project Applicant participation in the TIF Program:</p> <ul style="list-style-type: none"> • Pankey Road from SR 76 to Shearer Crossing (suggested mitigation: widen roadway to four-lane collector)
TR-2	<p>Existing Plus Cumulative Plus Project and Buildout (Year 2030) Plus Project impacts to signalized and unsignalized intersections, as well as roadway segments, would be mitigated through the Project Applicant allocating the monies identified as TIF payments for the Proposed Project to design and construct specific intersection improvements, thereby providing the community with completed intersection upgrades when needed rather than waiting until all the TIF payments by others are collected and design efforts are completed. The improvements completed by the Project Applicant under this scenario would include:</p> <ul style="list-style-type: none"> • Old Highway/Pala Mesa Drive <ul style="list-style-type: none"> ○ Project Applicant shall install a traffic signal and construct additional NB and SB through lanes and EB to NB and WB to SB left-turn lanes. • Old Highway 395/ Stewart Canyon Road <ul style="list-style-type: none"> ○ Project Applicant shall install a traffic signal and add a WB to SB left-turn lane. • SR 76/ Pankey Road <p>Project Applicant shall revamp Pankey Road to tie into existing SR 76.</p>

APPENDICES

- Appendix A – Summary of FEIR Environmental Impacts
- Appendix B – Campus Park Project Mitigation Measures and Applicability to the Passerelle Project
- Appendix C – Air Quality Assessment
- Appendix D – Global Climate Change Assessment
- Appendix E – Fire Protection Plan
- Appendix F – Preliminary Drainage and Hydromodification Studies
- Appendix G – Land Use Tables
- Appendix H – Noise Assessment
- Appendix I – Traffic Analysis
- Appendix J – Compiled Service Availability Forms

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
CHECKLIST UPDATE

- Air Quality Assessment for Passerelle Horse Ranch Creek. Prepared by Ldn Consulting, Inc. November 2, 2023.
- Campus Park/Horse Creek Ranch – Status of Conditions. Urban Systems Associates, Inc. March 2, 2022.
- CAPCOA (California Air Pollution Control Officers Association). 2009. Health Risk Assessment for Proposed Land Use Projects. July 2009.
- County of San Diego. Stormwater Quality Management Plan for Priority Development Projects. Passerelle Parcel 1. Prepared by REC Consultants, Inc. August 22, 2023.
- County of San Diego. Stormwater Quality Management Plan for Priority Development Projects. Passerelle Parcel 2. Prepared by REC Consultants, Inc. August 22, 2023.
- Draft Final Subsequent Environmental Impact Report. Project EIR Campus Park Project. State Clearinghouse No. 2005011092. December 3, 2010.
- Fire Protection Plan – Letter Report and April 15, 2026 Revised Parking Exhibit. Athena Consulting. October 4, 2022.
- Global Climate Change. Passerelle Horse Ranch Creek. Ldn Consulting, Inc. September 28, 2022.
- Local Mobility Analysis – Passerelle Horse Ranch Creek. Urban Systems Associates, Inc. April 15, 2021
- Noise Assessment for Passerelle Horse Ranch Creek. Ldn Consulting, Inc. August 31, 2023.
- Passerelle – Trip Generation. Urban Systems Associates, Inc. February 15, 2022.
- Preliminary Drainage Study for Passerelle Tentative Map (Parcel 1). Revised August 22, 2023. Prepared by REC Consultants, Inc.
- Preliminary Drainage Study for Passerelle Tentative Map (Parcel 2). Revised August 22, 2023. Prepared by REC Consultants, Inc.
- Technical Memorandum: SWMM Modeling for Hydromodification Compliance of Passerelle TM (Parcel 2). Prepared by REC Consultants. Revised August 21, 2023.
- Technical Memorandum: SWMM Modeling for Hydromodification Compliance of Passerelle TM (Parcel 1). Prepared by REC Consultants. February 2, 2022.
- Traffic Count Validity Assessment. Urban Systems Associates, Inc. April 14, 2026.

Sight Distance Certifications. September 27, 2022. Jonathan Raab Rydeen.

Sight Distance Certification for Parcel 1 and Messara Street. October 25, 2023. Jonathan Raab Rydeen.

Sight Distance Certification for Parcel 2 and Friesian Way. October 25, 2023. Jonathan Raab Rydeen.

Sight Distance Certification for Parcel 2 and Horse Ranch Creek Road. November 21, 2023. Jonathan Raab Rydeen.

Sight Distance Certification for Messara Street and Friesian Way. October 25, 2023. Jonathan Raab Rydeen.

Wildfire Hazard and Evacuation Evaluation. January 26, 2026. Dudek Fire Protection Planning Team. Michael Huff.

PDS2021-SPA-21-001, PDS2021-GPA-21-003, PDS2021-TM-5338R,
PDS2021-STP-21-013, PDS2021-ER-03-02-059C

~~December 19, 2024~~ June 12, 2026

FIGURES ATTACHED



D:\GIS\Project_Data\Campus_Park_Passerelle_1804\Final_Maps\SPA_Aug2023\SPA_Aug2023.aprx



Regional Location

PASSERELLE

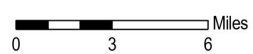


FIGURE 1

Source: SanGIS Data, 2019

February 2024



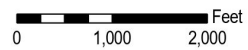
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USGS Map
PASSERELLE



Aerial Source: ESRI USGS National Basemap, 2018

FIGURE 3

February 2024



A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.

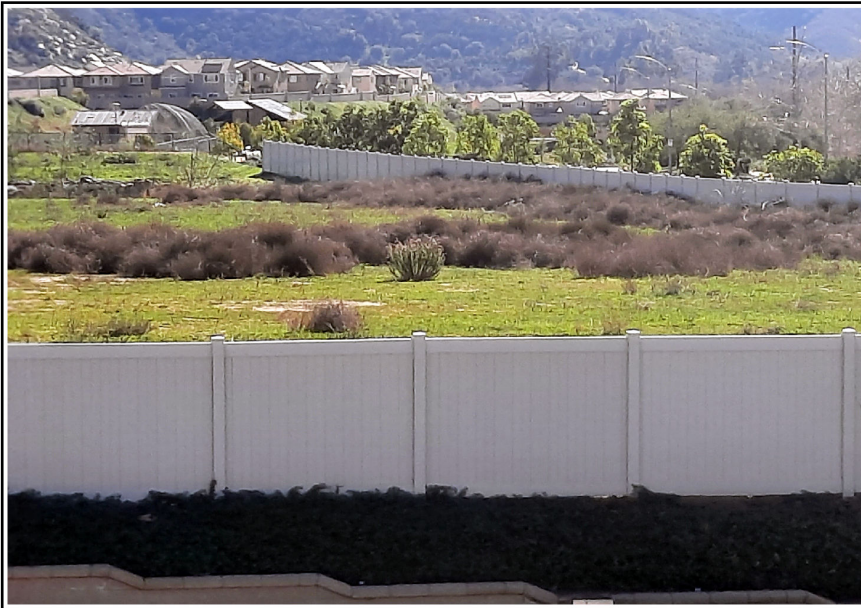




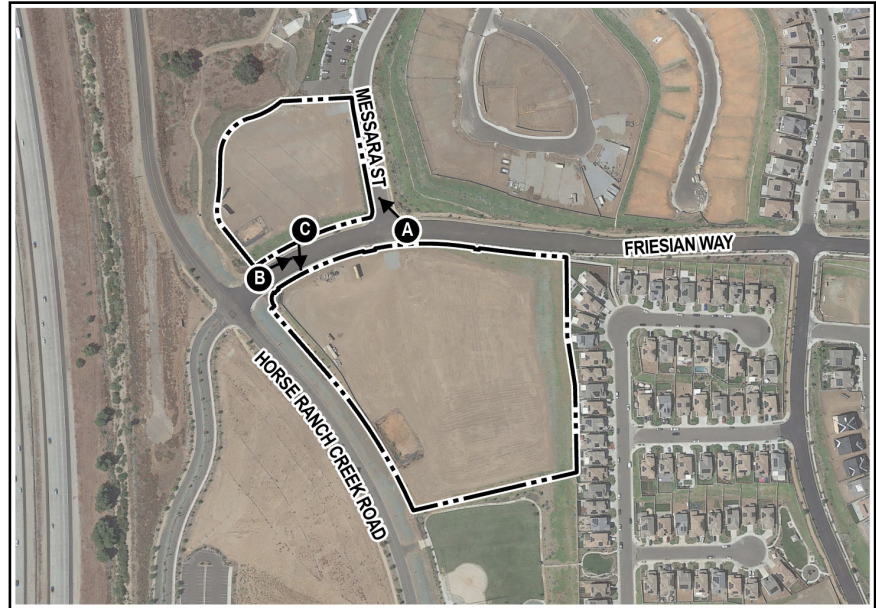
A.



B.



C.





A.



B.



C.

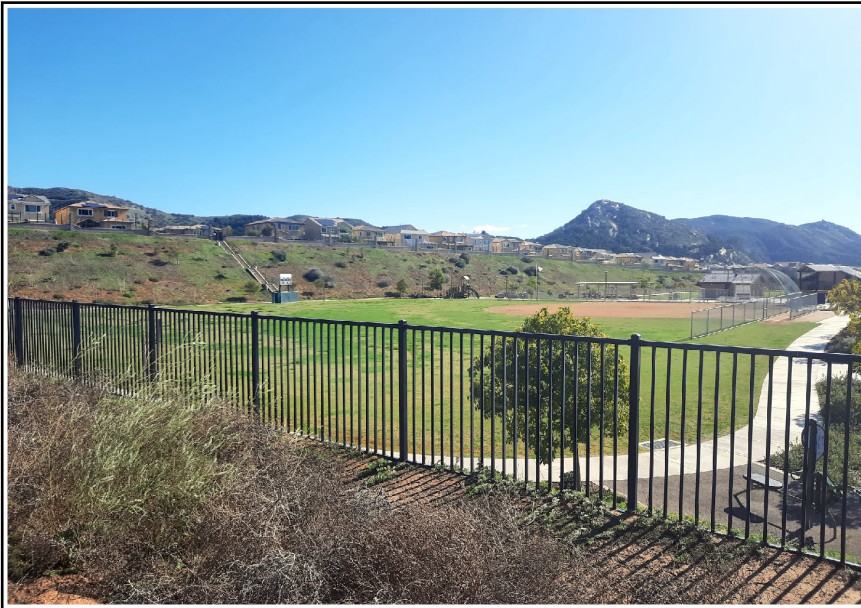




A.



B.



C.





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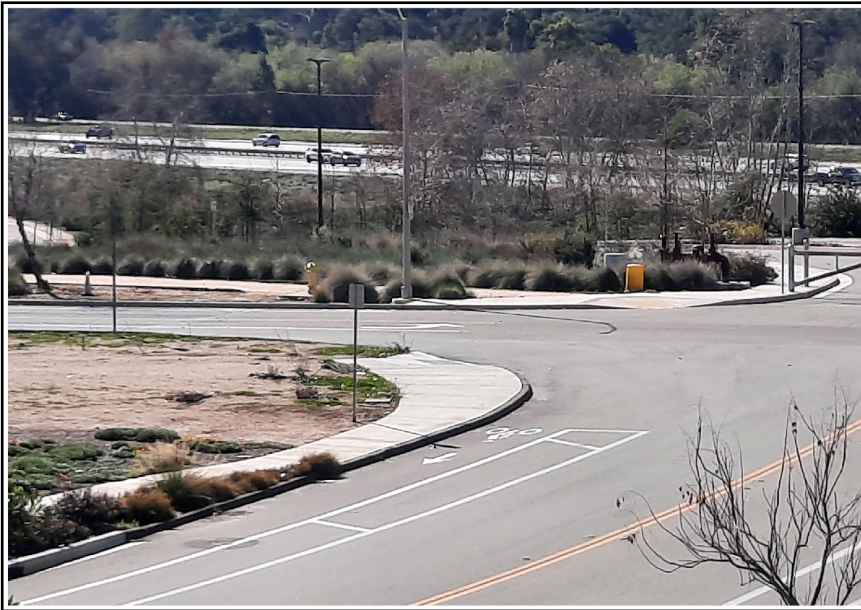


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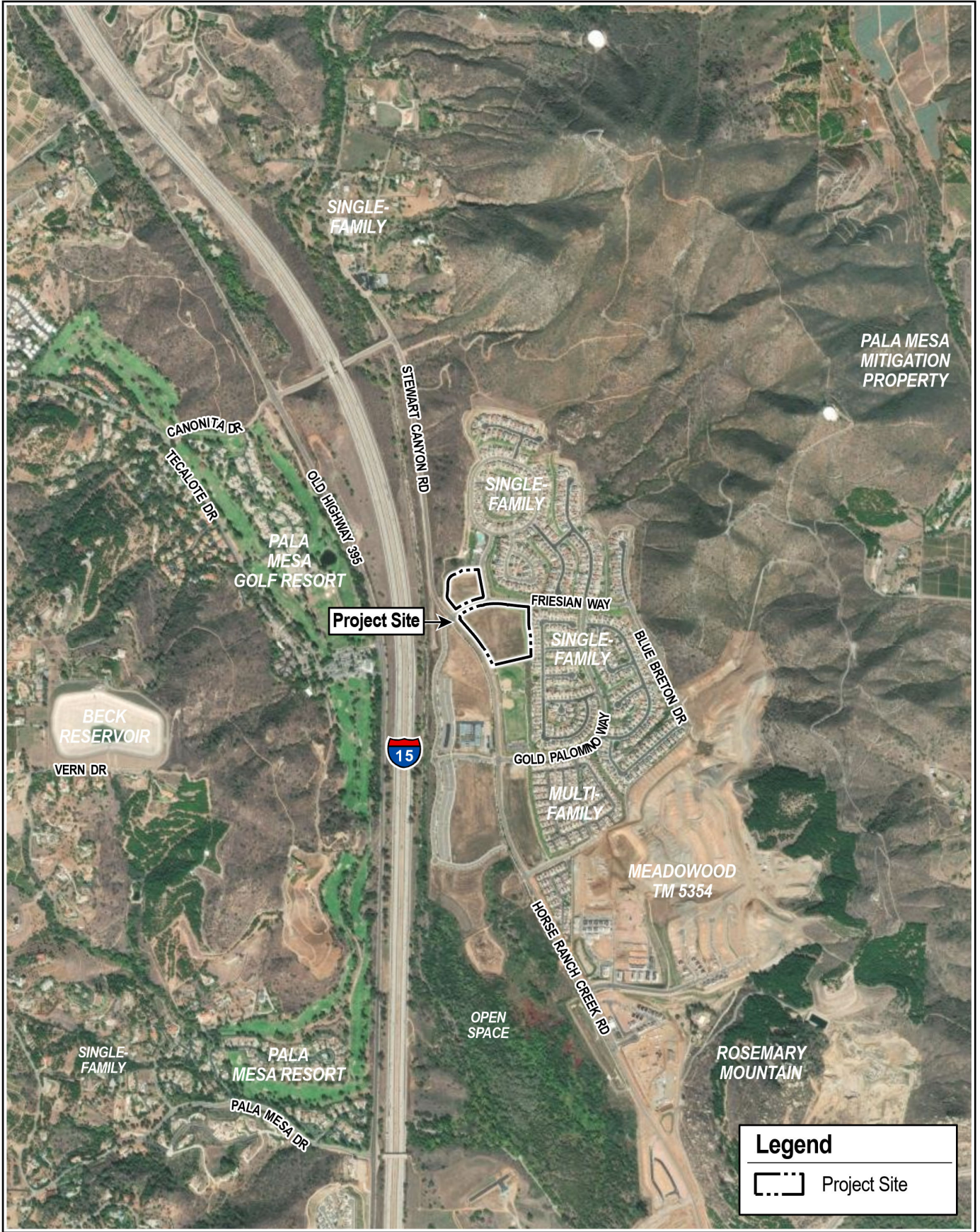


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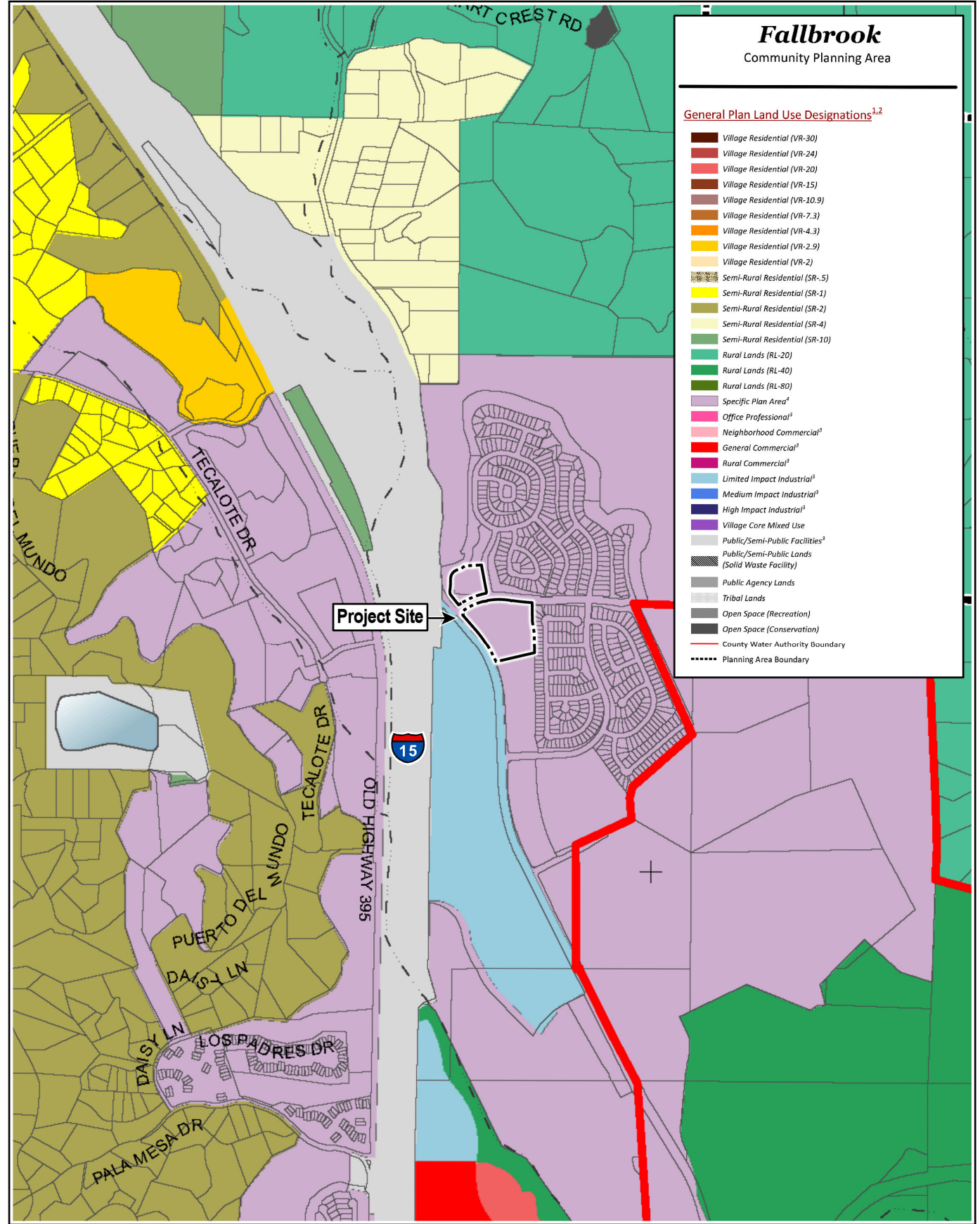


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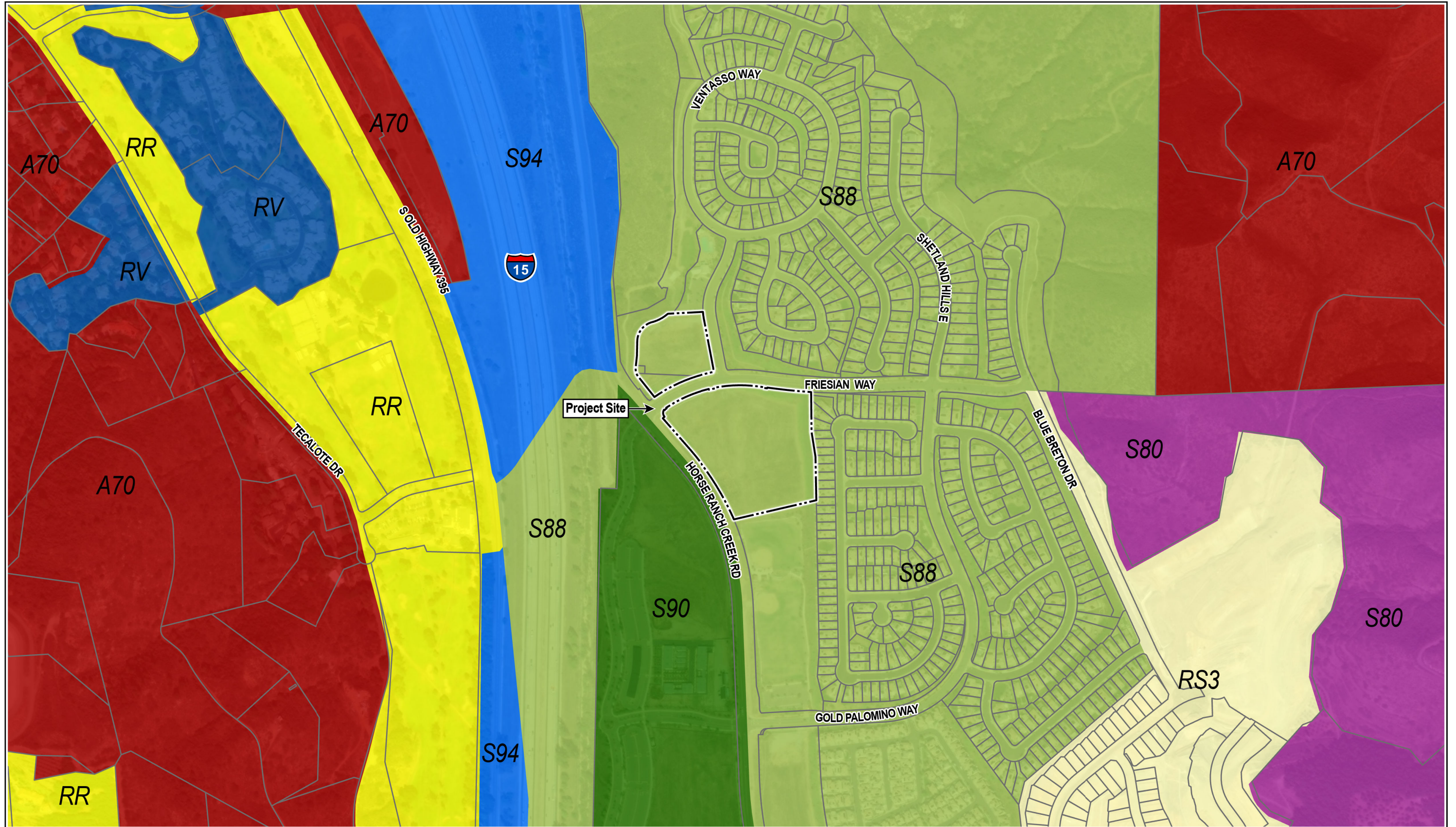


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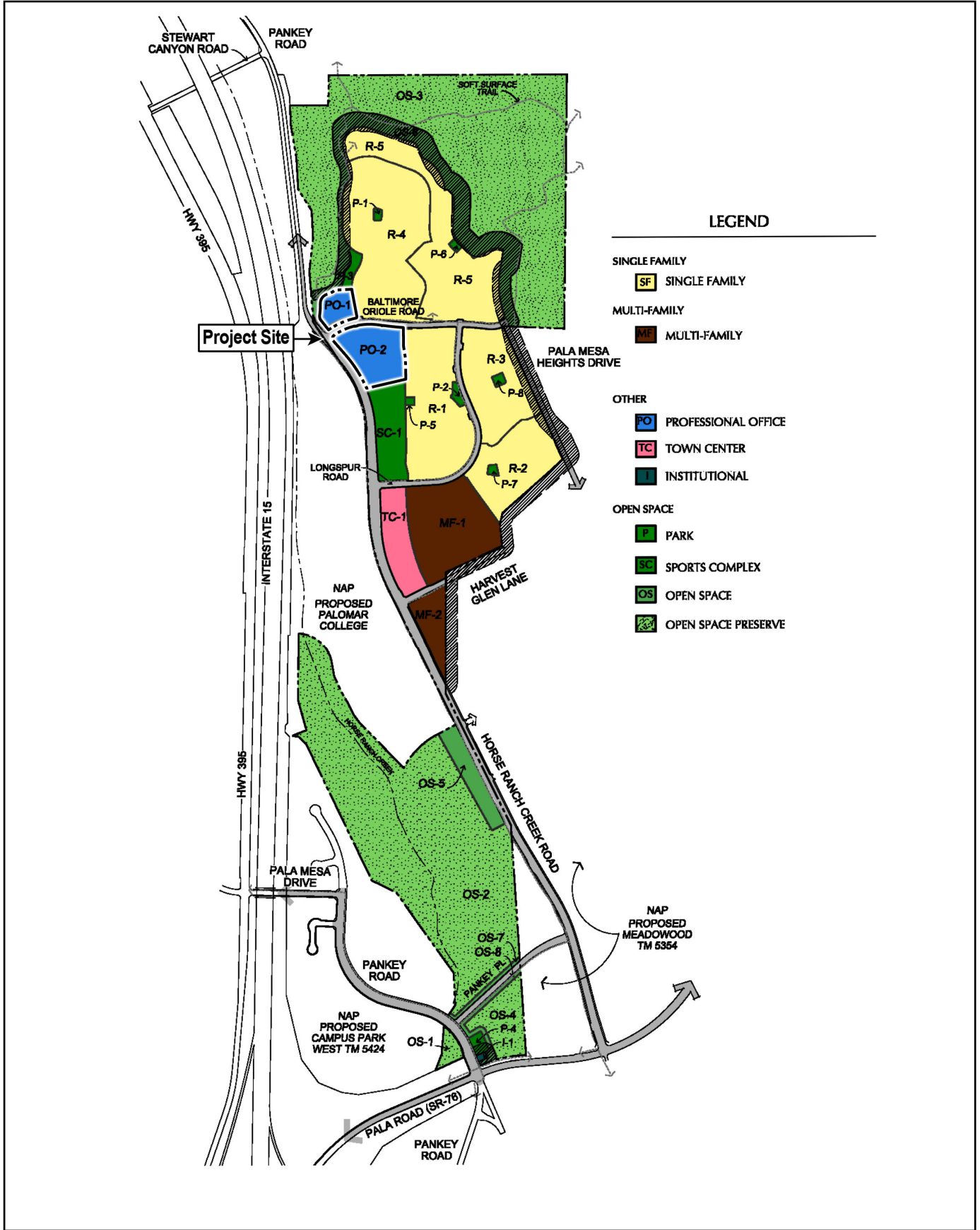


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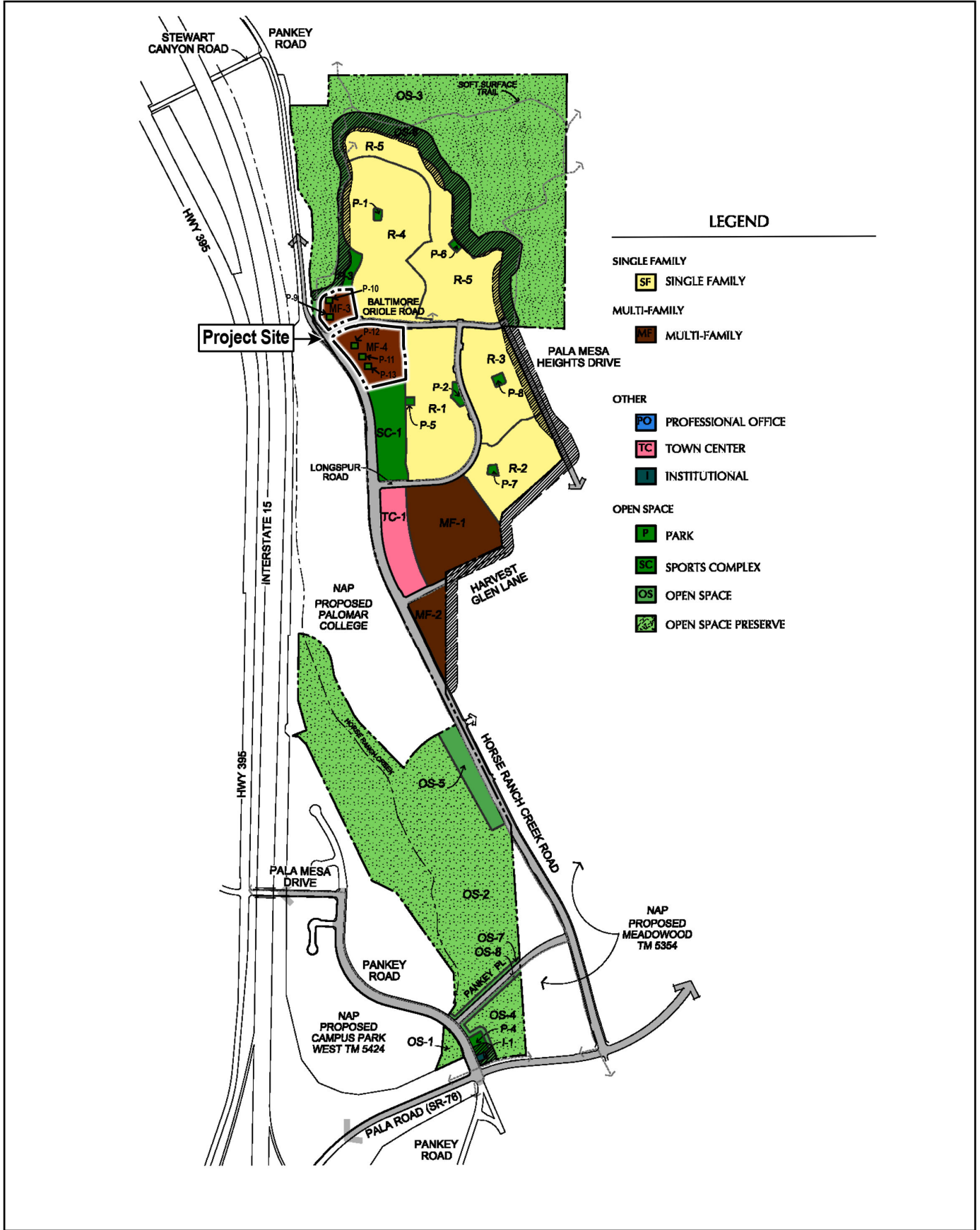


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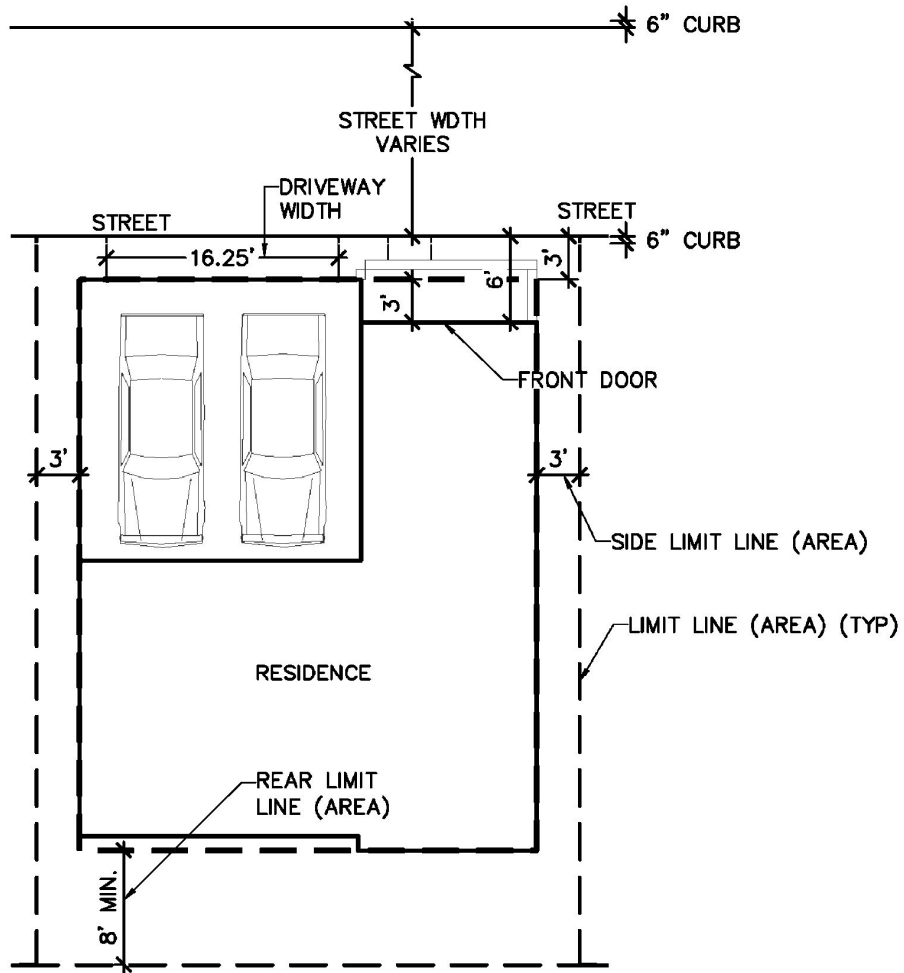
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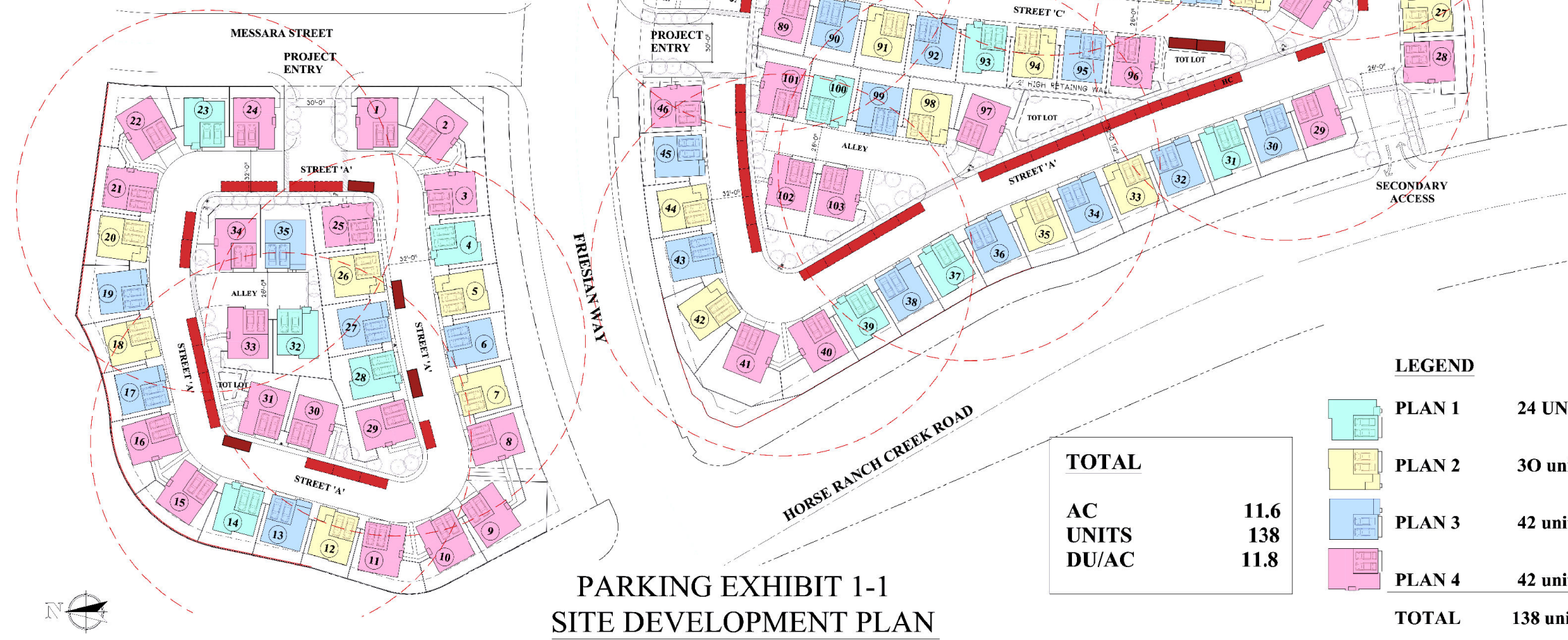
TYPICAL SETBACKS:

- GARAGE DOOR: 3 FEET FROM STREET
- FRONT YARD: 6 FEET FROM LIMIT LINE
- SIDE YARD: 3 FOOT SIDE YARD LIMIT
- REAR YARD: 8 FEET

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NORTH PARCEL	
AC	2.7
UNITS	35
DU/AC	12.9
Parking Summary	
Unit	
Required	2 per unit
Provided	2 in garage
Guest	
Required	.2 /unit or 7
Provided	.5 /unit or 18
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	located at Tot Lot
HC Parking	one space

SOUTH PARCEL	
AC	8.9
UNITS	103
DU/AC	11.5
Parking Summary	
Unit	
Required	2 per unit
Provided	2 in garage
Guest	
Required	.2 /unit or 20.6
Provided	.4 /unit or 47
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	one space
HC Parking	one space



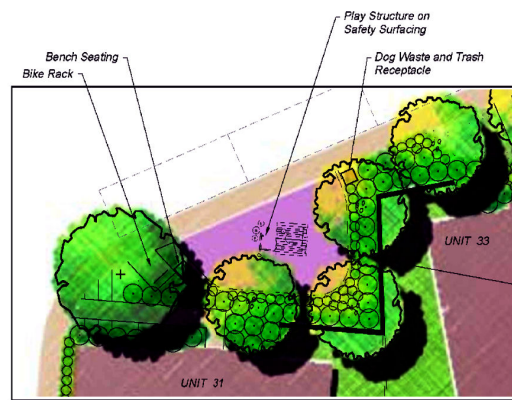
PARKING EXHIBIT 1-1
SITE DEVELOPMENT PLAN
 SCALE: 1" = 40'-0"

TOTAL	
AC	11.6
UNITS	138
DU/AC	11.8

LEGEND	
	PLAN 1 24 UNITS
	PLAN 2 30 units
	PLAN 3 42 units
	PLAN 4 42 units
TOTAL	138 units

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02.27.25



Tot Lot Enlargement - North Parcel
Scale: 1" = 10'-0"

LANDSCAPE PLAN NUMBERS FOR EXISTING ADJACENT STREETScape, SLOPES AND COMMON AREAS:

- PDS2017-LP-12-040K5 (PHASE I SLOPES)
- PDS2017-LP-12-041K6 (PHASE II SLOPES)
- PDS2015-LP-12-045K2 (UNIT II PROMENADE STREETSCAPES)
- PDS2012-LP-12-060 (PHASE II HOA REC CENTER)
- PDS2017-LP-12-061K2 (PHASE I HOA COMMON)
- PDS2017-LP-12-068K3 (PHASE II HOA COMMON)
- PDS2017-LP-13-003K1 (SPORTS PARK/EQUESTRIAN STAGING AREA)

FENCING LEGEND

SYMBOL	DESCRIPTION
—	6' HT. TAN VINYL YARD FENCE & GATE
.....	6' HT. TUBULAR STEEL VIEW FENCE
—+—+—+—	2-RAIL VINYL FENCE
- - - - -	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENG'S RETAINING WALL
—	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
—	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
.....	8' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
- - - - -	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS
.....	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS
—+—+—+—	EXISTING 3-RAIL VINYL FENCE



WATER CONSERVATION IN LANDSCAPING ORDINANCE SECTION 06-709 (b)(10):
THE PROJECT INCLUDES A MINIMUM OF (2) TREES PER DWELLING UNIT.
138 HOMES = 276 TREES MIN.
TREES ARE LOCATED IN HOA COMMON AREAS, OUTSIDE THE PUBLIC ROW.

Total Minimum Number of Proposed Trees	276
Total Number of Units	138
Ratio: 2 Trees / Unit	

Landscape Concept Plan
Passerelle
August 14, 2023

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julie@howardassoc.com
Sheet 1 of 4

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FENCING LEGEND

SYMBOL	DESCRIPTION
—	6' HT. TAN VINYL YARD FENCE & GATE
—	6' HT. TUBULAR STEEL VEM FENCE
—	2-RAIL VINYL FENCE
—	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENGR'S RETAINING WALL
—	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
—	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
—	8' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
—	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS.
—	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS
—	EXISTING 5-RAIL VINYL FENCE

Landscape Concept Plan
Passerelle
 August 14, 2023

FLA 2681
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 landscape architecture
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 Suite 303
 San Diego CA 92101 619 718 9660
 julio@howardassoc.com
 Sheet 2 of 4

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Conceptual Landscape Plan – 2
 PASSERELLE

NOT TO SCALE Source: Howard Associates (8/14/23)

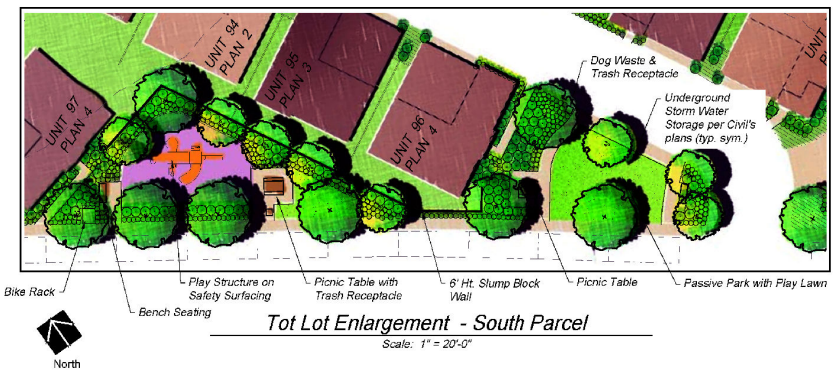


PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	INCOLS	ZONE 4
EXISTING TREES TO REMAIN			
TREE WELL TREES: 24" BOX			
PLATANUS ACERIFOLIA	LONDON PLANE TREE	M	
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	
SLOPE TREES: 5-15 GAL			
HETEROMELES ARBUTIFOLIA	TOYON	L	
FRUNUS LYONII	CATALINA CHERRY	L	
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	
RHUS LANGEA	AFRICAN SUMAC	L	
SMALL ACCENT TREES: 24" BOX			
CERCIS C. MERLOT	MERLOT REDBUD	M	
CITRUS SPP.	CITRUS	M	
LASERSTROEMIA SPP.	GRAPE MYRTLE	M	
MAGNOLIA SPP.	MAGNOLIA	M	
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	M	
ACCENT TREES: 24" BOX			
ARBUTUS 'MARINA'	MARINA ARBUTUS	L	
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	M	
LASERSTROEMIA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	M	
LOPHOSTEMON CONFERTUS	BRISBANE BOX	M	
GRADED SLOPES SHRUBS: 1 GAL			
ALOE ARBORESCENS	TORCH ALOE	L	
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	L	
ENCHELIA CALIFORNICA	CALIFORNIA BRITTLEBRUSH	L	
HESPERALOE PARVIFLORA	RED YUCCA	L	
RHAMNUS SPP.	BUCKTHORN	L	
ROSA CALIFORNICA	CALIFORNIA WILDROSE	L	
GRADED SLOPE GROUND COVER: FLATS @ 12" O.C.			
MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L	
SCREENING SHRUBS: 5 GAL			
ARBUTUS 'COMPACTA'	STRAWBERRY TREE SHRUB	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	
TEGOMA 'ORANGE JUBILEE'	ORANGE FLOWER BUSH	L	
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	L	
ORNAMENTAL SHRUBS: 1-5 GAL			
ALOE SPP.	ALOE SPECIES	L	
AGAVE SPP.	AGAVE SPECIES	L	
ANISOZANTHOS HYB.	MONKEY PAW	L	
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L	
CISTUS SPP.	CISTUS SPECIES	L	
DIANELLA R. 'LITTLE REV'	FLAX LILY	L	
MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	L	
WESTRINGIA F. 'MUNDI'	COAST ROSEMARY	L	
ORNAMENTAL GROUND COVER: FLATS @ 1 GAL			
CAREX TUMULICOLA	BERKELEY SEDGE	L	
CRASSULA O. 'GOLLUM'	GOLLUM JADE	L	
HESPERALOE PARVIFLORA	RED YUCCA	L	
ILEX V. 'STOKES' DWARF'	DWARF YAUJON HOLLY	L	
JUNCUS PATENS	GRAY RUSH	L	
LIPPIA NODIFLORA	KURAFIA	L	
MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L	
SENECIO CYLINDRICUS	NARROW-LEAF CHALKSTICKS	L	
SENECIO SERPENS	BLUE CHALKSTICKS	L	
VERBENA L. 'DE LA MINA'	DE LA MINA VERBENA	L	
ACTIVE USE LAWN: SOD			
DWARF MARATHON FESCUE	SOD	H	
BIOFILTRATION BASIN GRASSES: 1 GAL @ 12" O.C.			
CAREX TUMULICOLA	FOOTHILL SEDGE	L	
JUNCUS F. 'CANYON GREY'	GRAY RUSH	L	

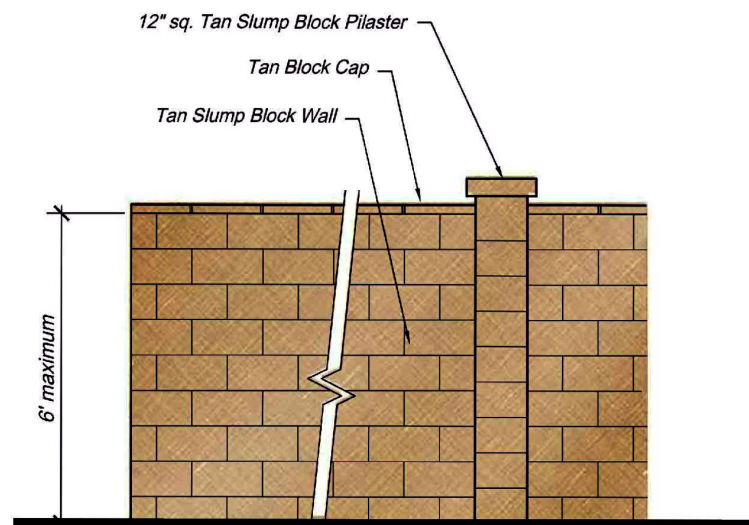
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-----	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS
-----	EXISTING 3-RAIL VINYL FENCE

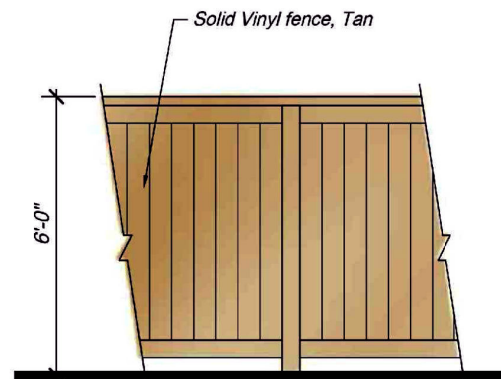


Landscape Concept Plan
Passerelle
 August 14, 2023

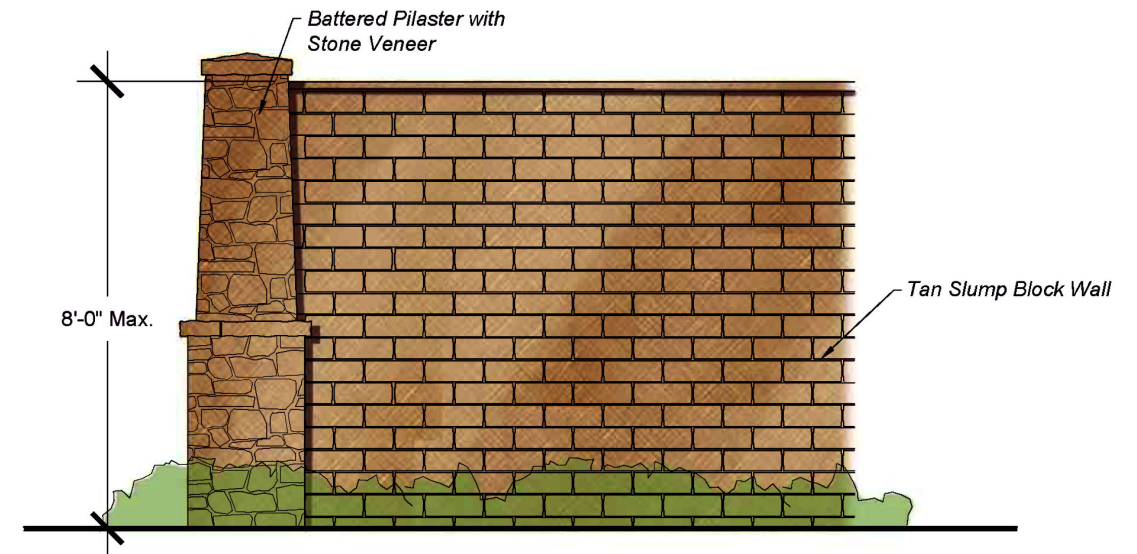
HOWARD ASSOCIATES
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 julie@howardassoc.com
 Sheet 3 of 4



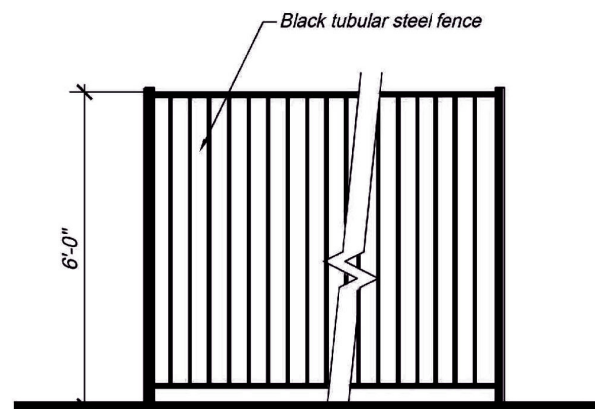
Masonry Wall
Preliminary Concept



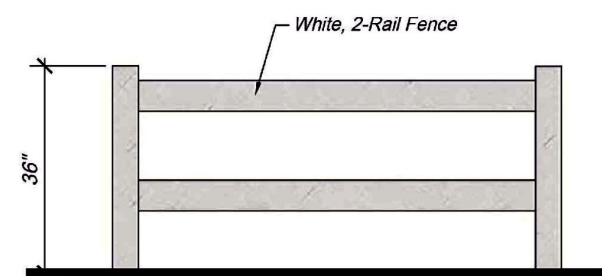
Vinyl Fence
Preliminary Concept



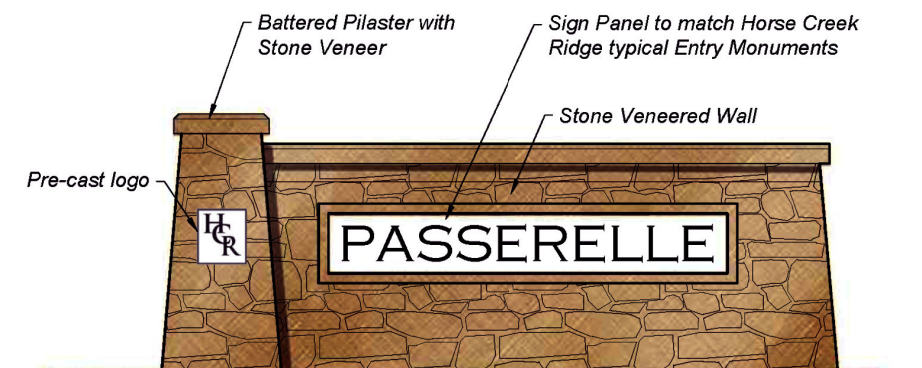
Sound Wall
Preliminary Concept



Tubular Steel View Fence
Preliminary Concept

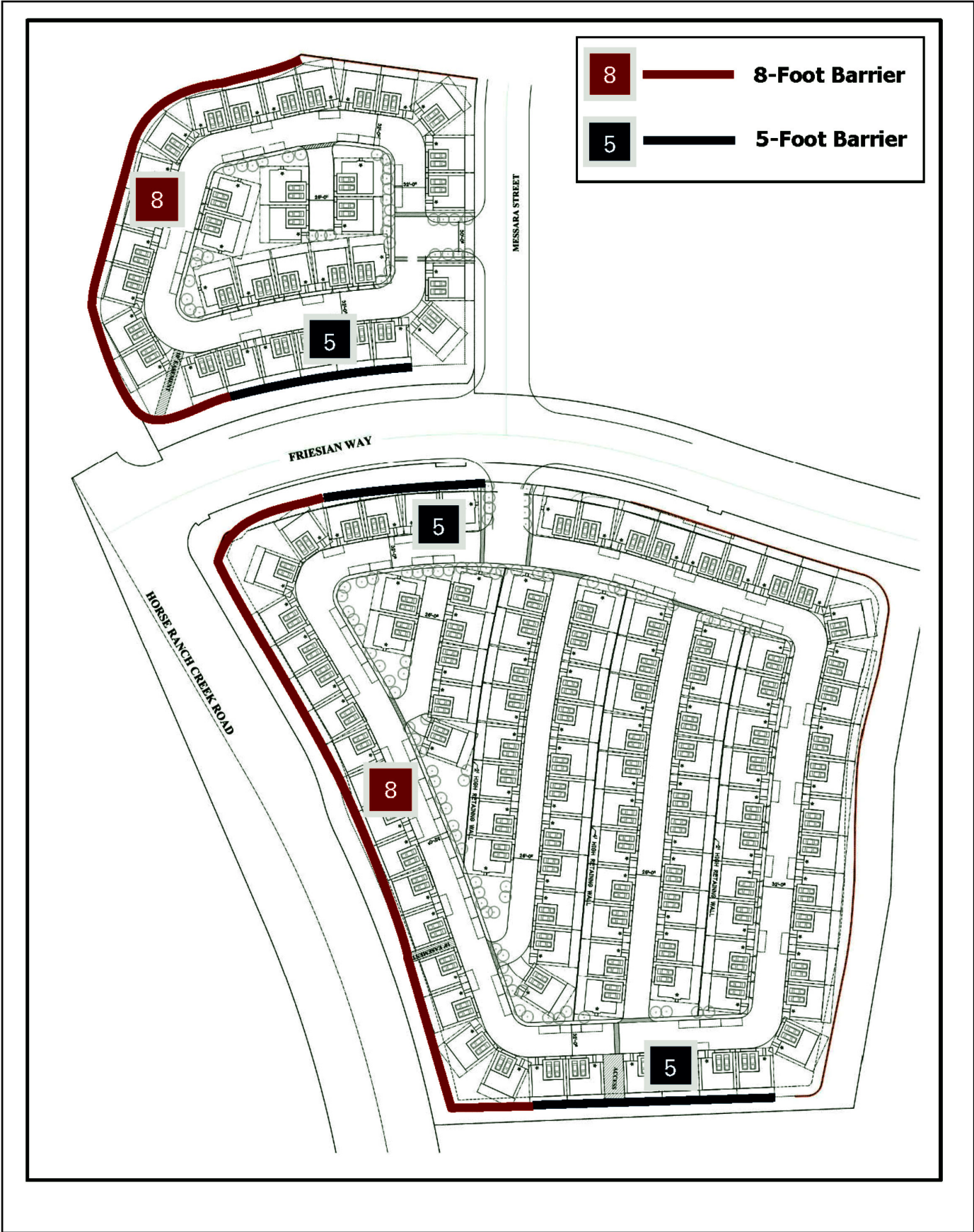


2-Rail Equestrian Theme Fence
Preliminary Concept



Neighborhood Entry Monument
Preliminary Concept

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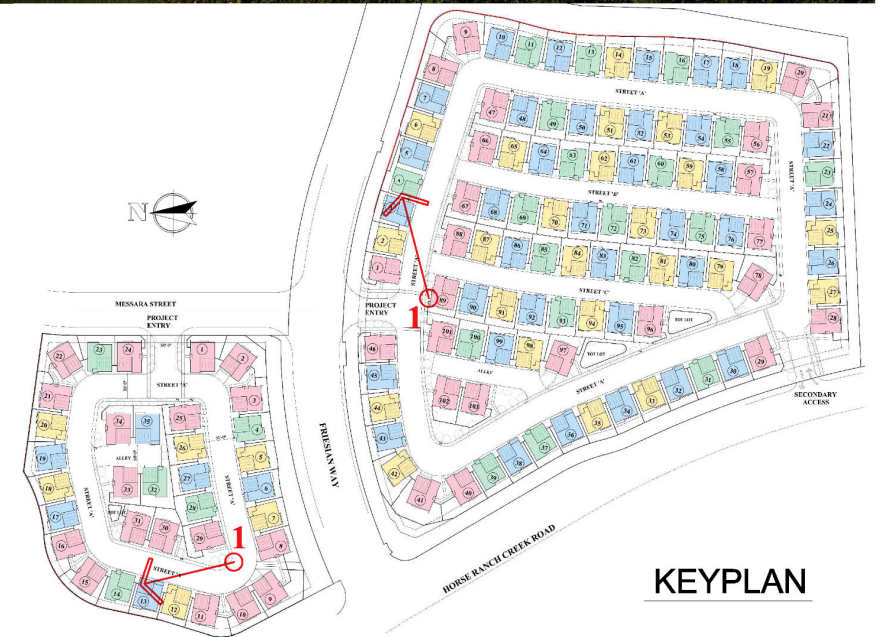


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TYPICAL STREET SCENE @ NORTH & SOUTH PARCEL

1

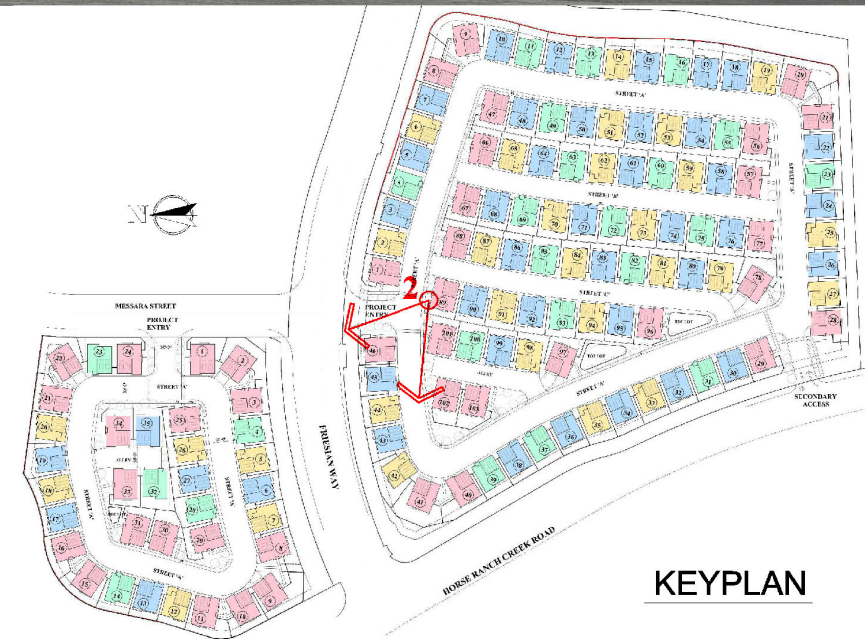


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ENTRY DRIVE AND RESIDENCES @ SOUTH PARCEL

2



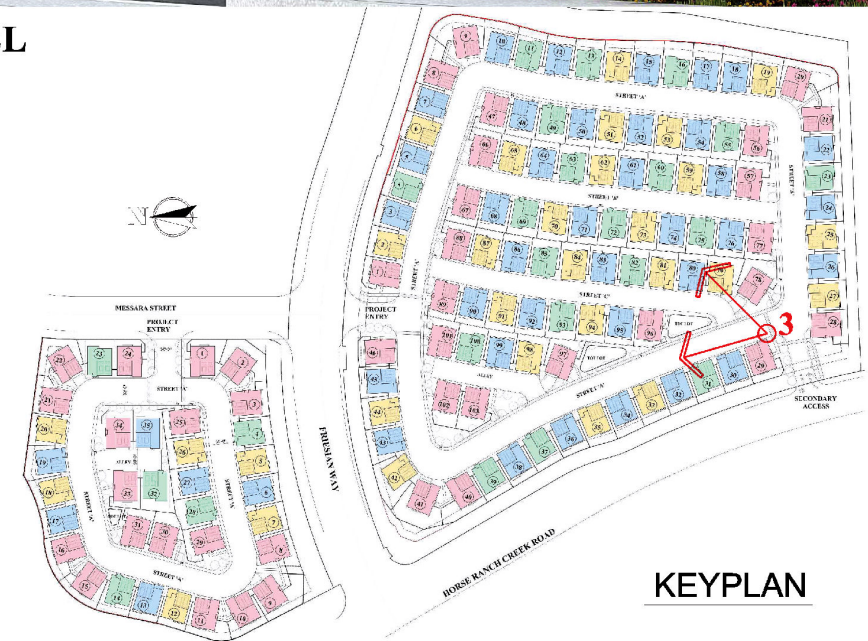
KEYPLAN

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RESIDENCES AND PASSIVE PARK @ SOUTH PARCEL

3



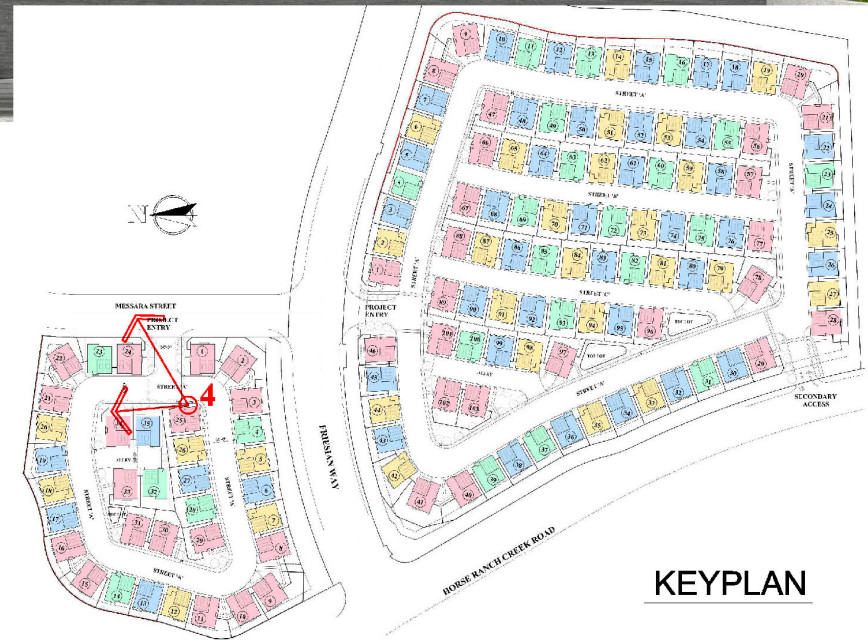
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ENTRY DRIVE AND RESIDENCES @ NORTH PARCEL

4



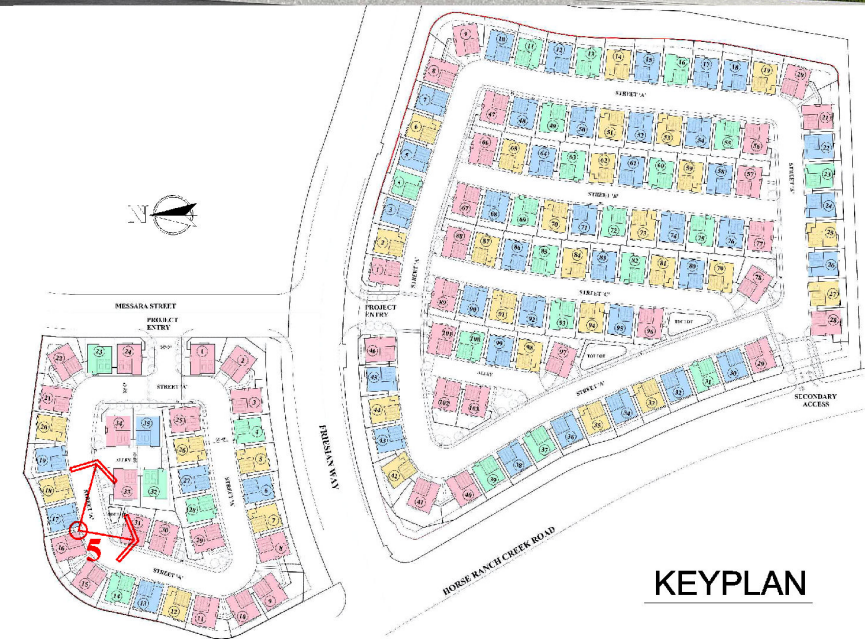
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RESIDENCES AND TOT LOT @ NORTH PARCEL

5



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PLAN AND ELEVATION PLOTTING

NORTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	4	S	1	C - Cottage
3	4R	T	7	T- Traditional
4	1	C	5	
5	2R	S	2	
6	3	T	8	
7	2R	S	3	
8	4	C	6	
9	4R	T	9	
10	4	S	1	
11	4R	C	4	
12	2	T	7	
13	3R	S	2	
14	1	C	5	
15	4	T	8	
16	4R	C	6	
17	3	T	9	
18	2R	S	3	
19	3	T	7	
20	2R	C	4	
21	4	S	1	
22	4R	T	8	
23	1R	C	5	
24	4	S	2	
25	4	S	3	
26	2R	T	9	
27	3	C	6	
28	1R	C	4	
29	4	T	7	
30	4	C	5	
31	4R	T	8	
32	1R	S	1	
33	4	C	6	
34	4R	S	2	
35	3	T	9	

SOUTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	2	S	1	C - Cottage
3	3R	T	7	T- Traditional
4	1	S	2	
5	3R	C	5	
6	2	T	8	
7	3R	S	3	
8	4	C	6	
9	4R	T	9	
10	3R	C	4	
11	1	S	1	
12	3R	T	7	
13	1	C	5	
14	2R	S	2	
15	3	T	8	
16	1R	C	6	
17	3	S	3	
18	3R	C	4	
19	2	S	1	
20	4	T	9	
21	4R	C	5	
22	3	A	3	
23	1	C	6	
24	3R	T	7	
25	2R	C	4	
26	3	S	2	
27	2R	T	8	
28	4	C	5	
29	4R	T	9	
30	3	C	6	
31	1	S	3	
32	3R	T	7	
33	2	C	4	
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
54	3R	C	4	
55	1	C	5	
56	4R	T	7	
57	4	C	6	
58	3R	S	2	
59	2	T	8	
60	1R	C	4	

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
31	1	S	3	S - Spanish
32	3R	T	7	C - Cottage
33	2	C	4	T- Traditional
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
54	3R	C	4	
55	1	C	5	
56	4R	T	7	
57	4	C	6	
58	3R	S	2	
59	2	T	8	
60	1R	C	4	
61	3	S	3	
62	2R	T	9	
63	1	S	1	
64	3R	C	5	
65	2	T	7	
66	4R	S	2	
67	4	T	9	
68	3R	C	6	
69	1	S	3	
70	2	T	9	
71	3R	S	3	
72	1	C	4	
73	2R	T	7	
74	3	S	1	
75	1R	C	5	
76	3	T	8	
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78	4	C	6	
79	2	S	3	
80	3R	C	4	
81	2	T	9	
82	1R	C	5	
83	3	S	1	
84	2R	T	7	
85	1	C	6	
86	3R	T	8	
87	2	S	2	
88	4R	C	4	
89	4	T	9	
90	3R	C	5	
91	2	S	3	
92	3R	T	7	
93	1R	S	1	
94	2	C	6	
95	3	T	8	
96	4R	S	2	
97	4	S	3	
98	3R	T	9	
99	2	S	1	
100	1	C	4	
101	1R	T	7	
102	4	S	2	
103	4R	C	5	

PROGRAM SUMMARY

Plan	Br	Ba	Feature	SF	Garage	Plotting	%
1	3	3.5	bonus / bath	2250	2 car	24	18
	3 up		at 3rd floor				
2	4	3.5	bonus / bath	2350	2 car	30	22
	4 up		at 3rd floor				
3	4	3.5	bonus / bath	2450	2 car	42	30
	4 up		at 3rd floor				
4	4	4	bonus / bath	2575	2 car	42	30
	3 up / 1 dn		at 3rd floor				
						138	100

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Passerelle - Plan and Elevation Plotting

PASSERELLE

NOT TO SCALE

FIGURE 32

Source: Bucilla Group Architecture (01/20/22)

February 2024



SITE OVERVIEW @ SOUTH PARCEL

6



KEYPLAN



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VIEW FROM THE PARK @ SOUTH PARCEL

7



KEYPLAN



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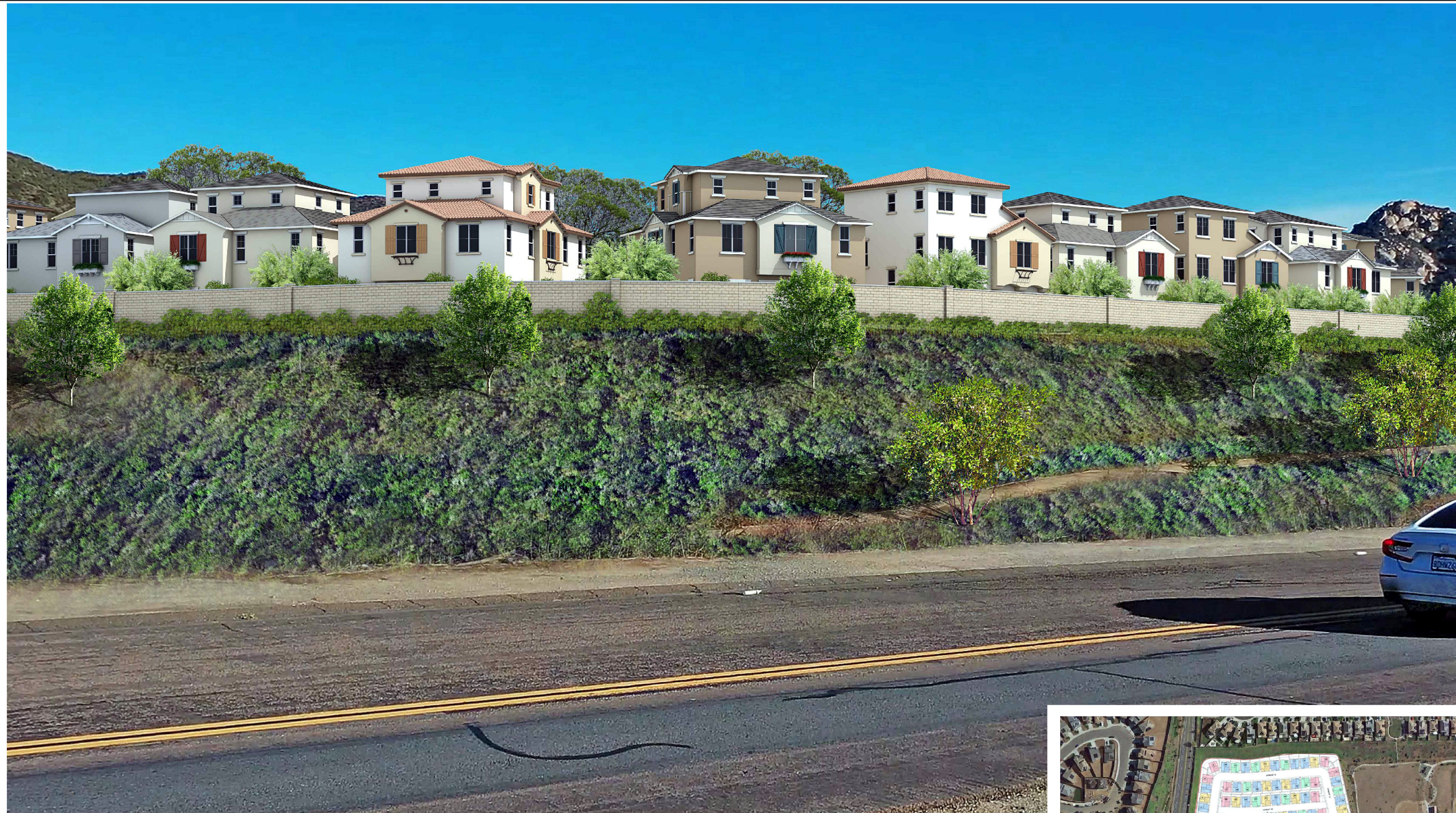
OVERVIEW @ NORTH PARCEL

8



KEYPLAN

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VIEW FROM HORSE CREEK RANCH RD @ NORTH PARCEL

9



KEYPLAN



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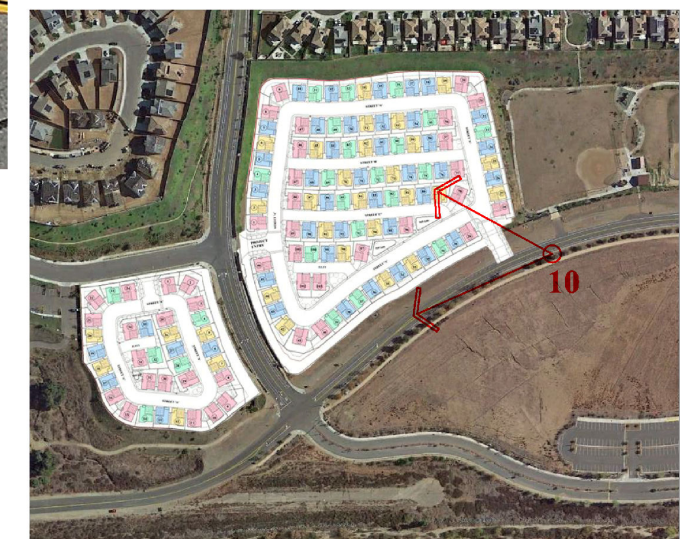


VIEW FROM HORSE CREEK RANCH RD @ SOUTH PARCEL

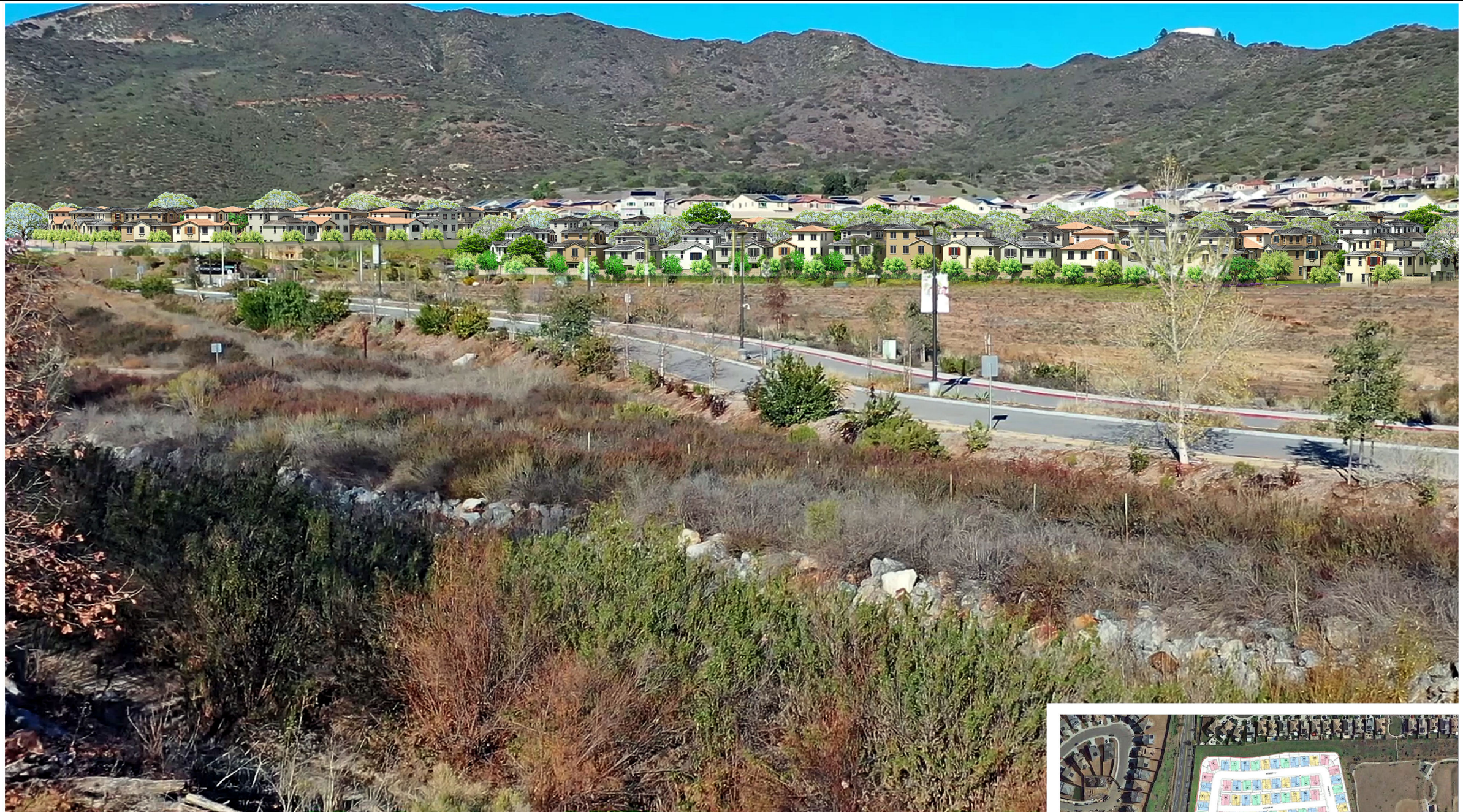
10



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VIEW FROM FREEWAY

11



KEYPLAN

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